HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: October 2015

Housing market intelligence you can count on

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

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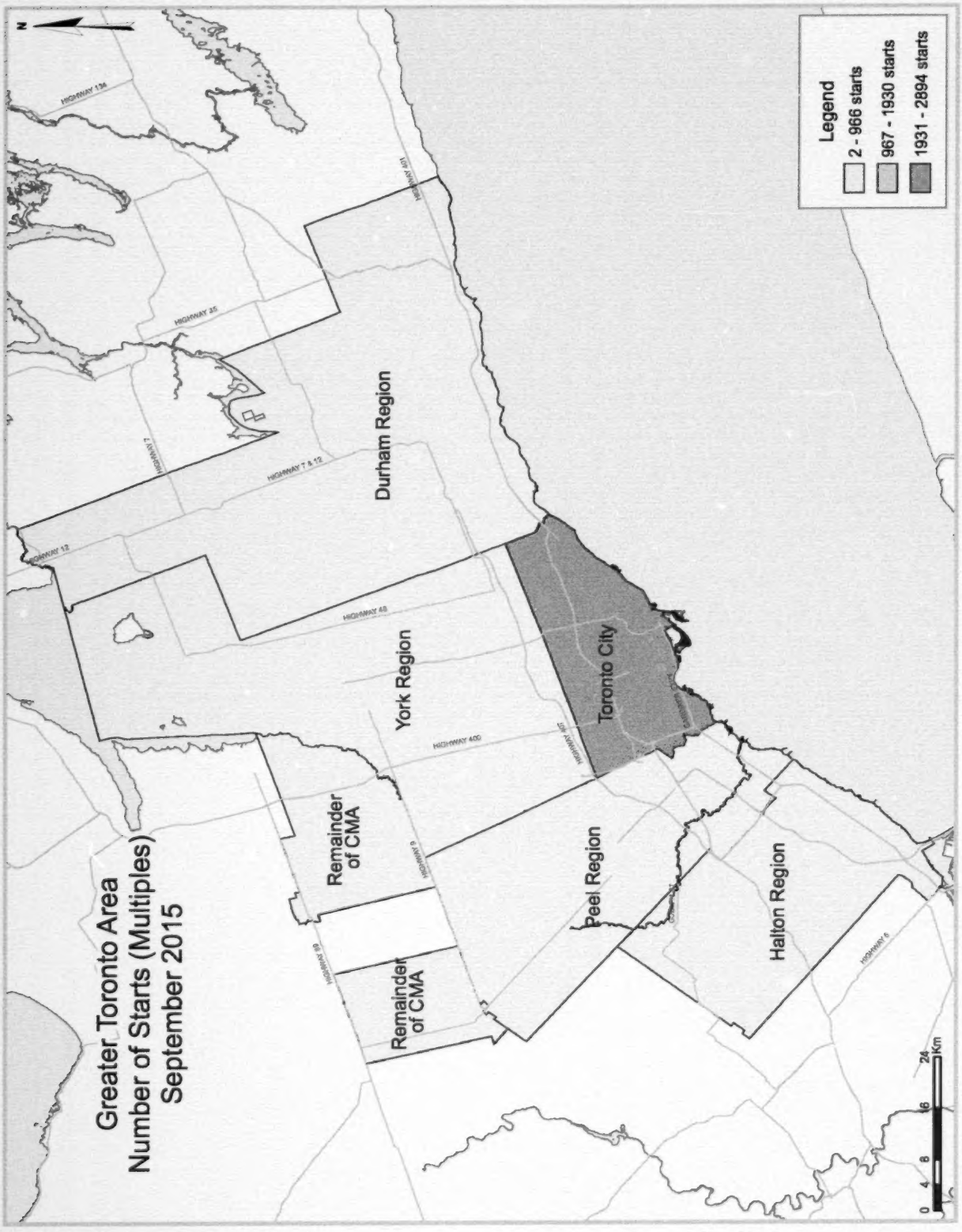
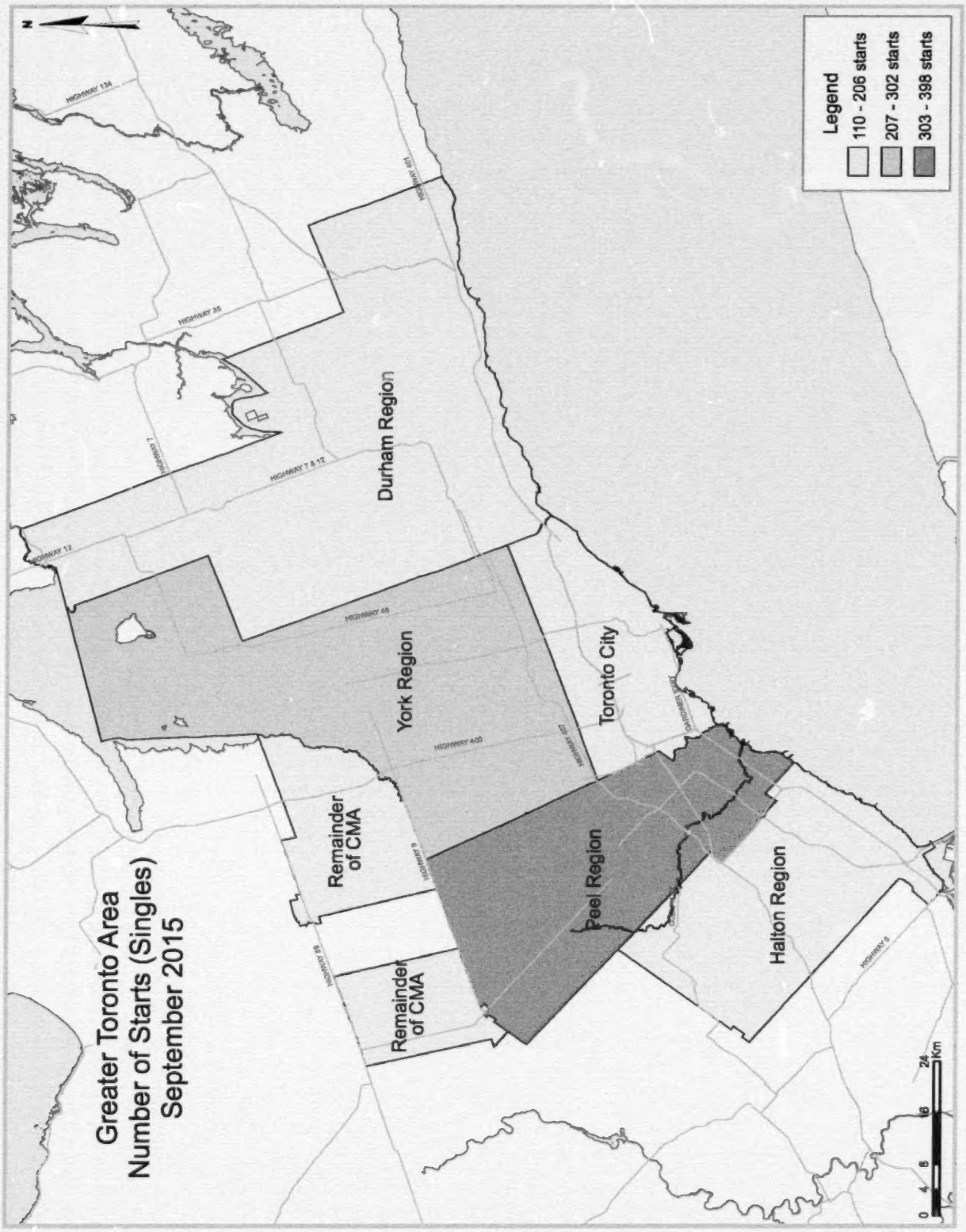
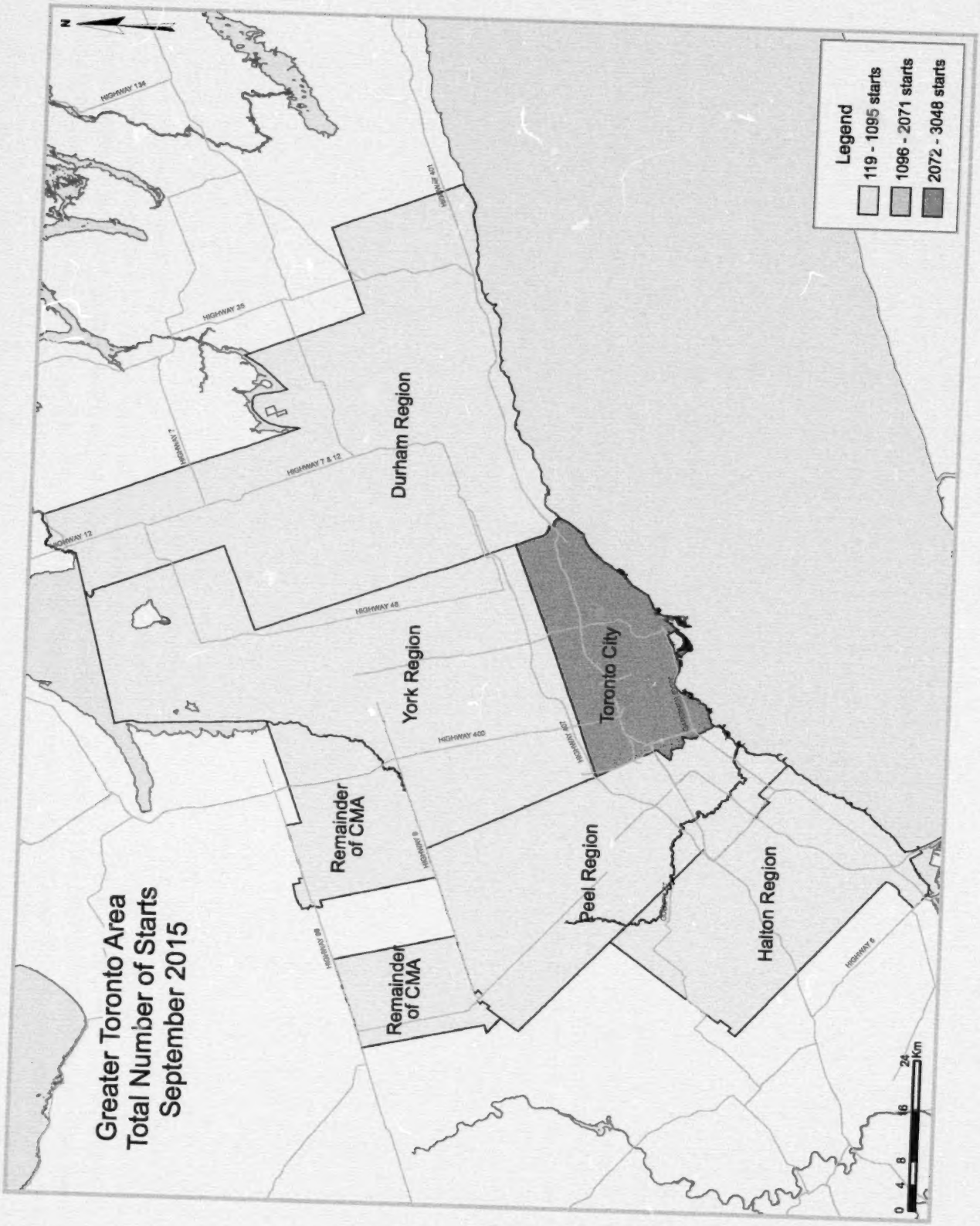
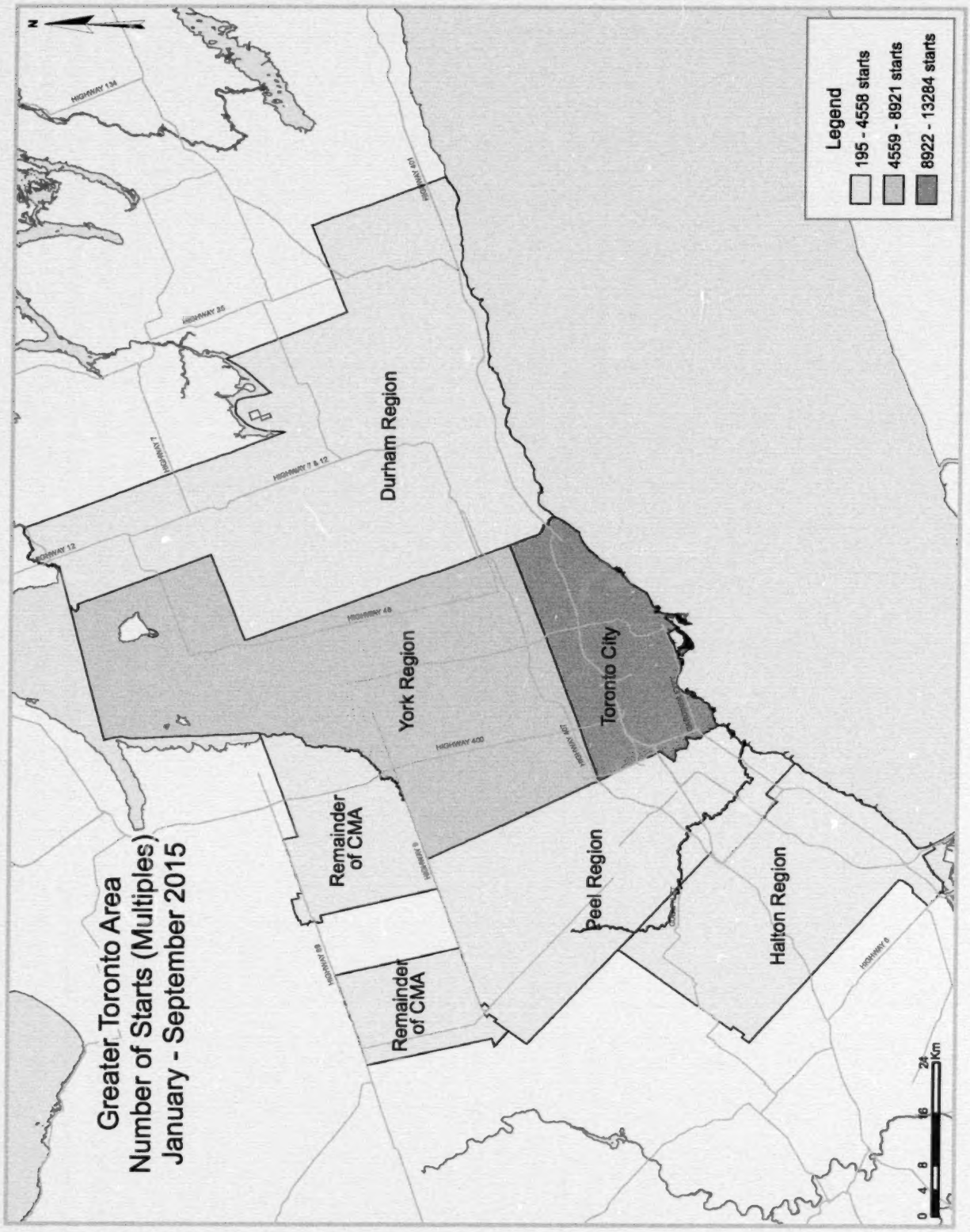
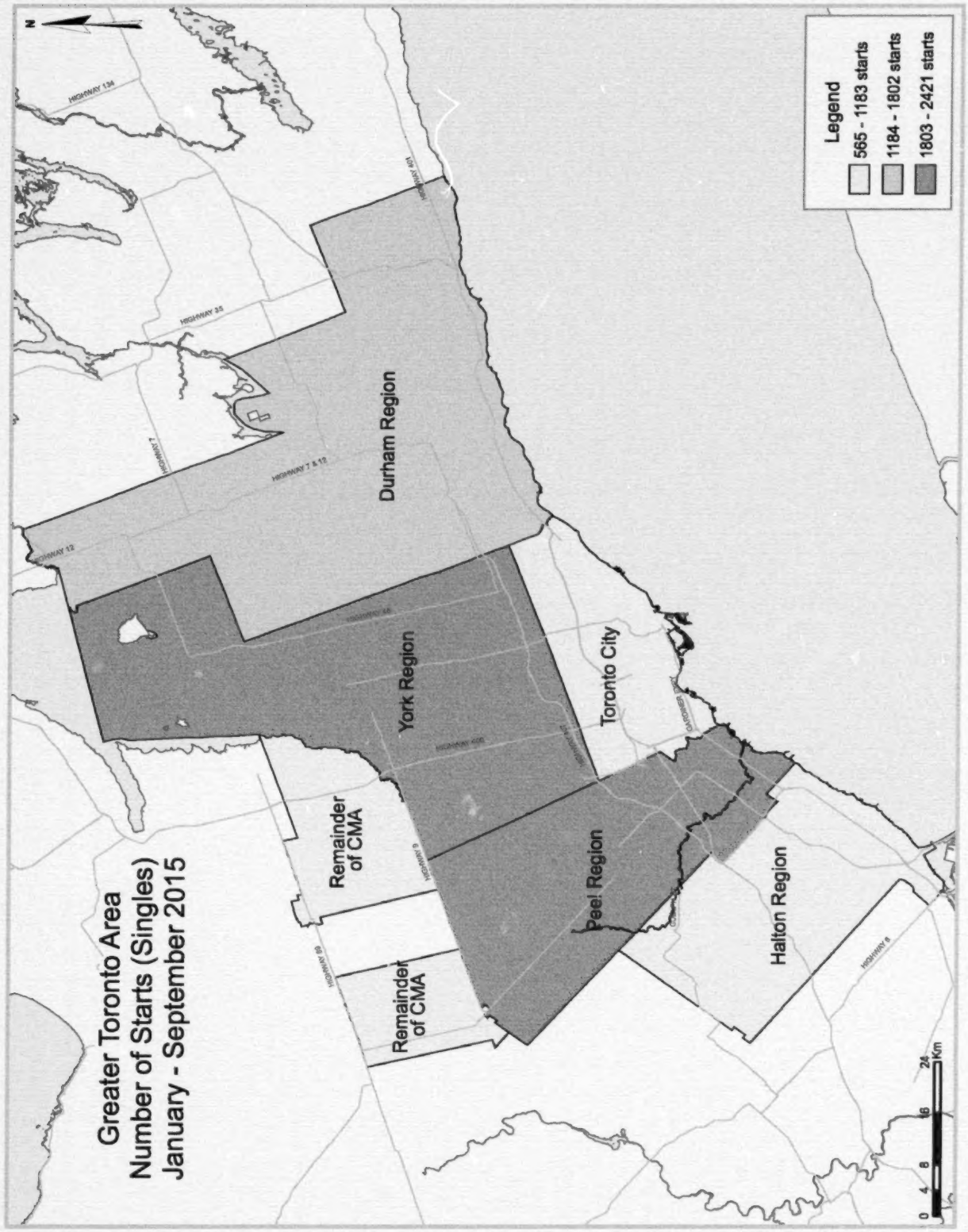
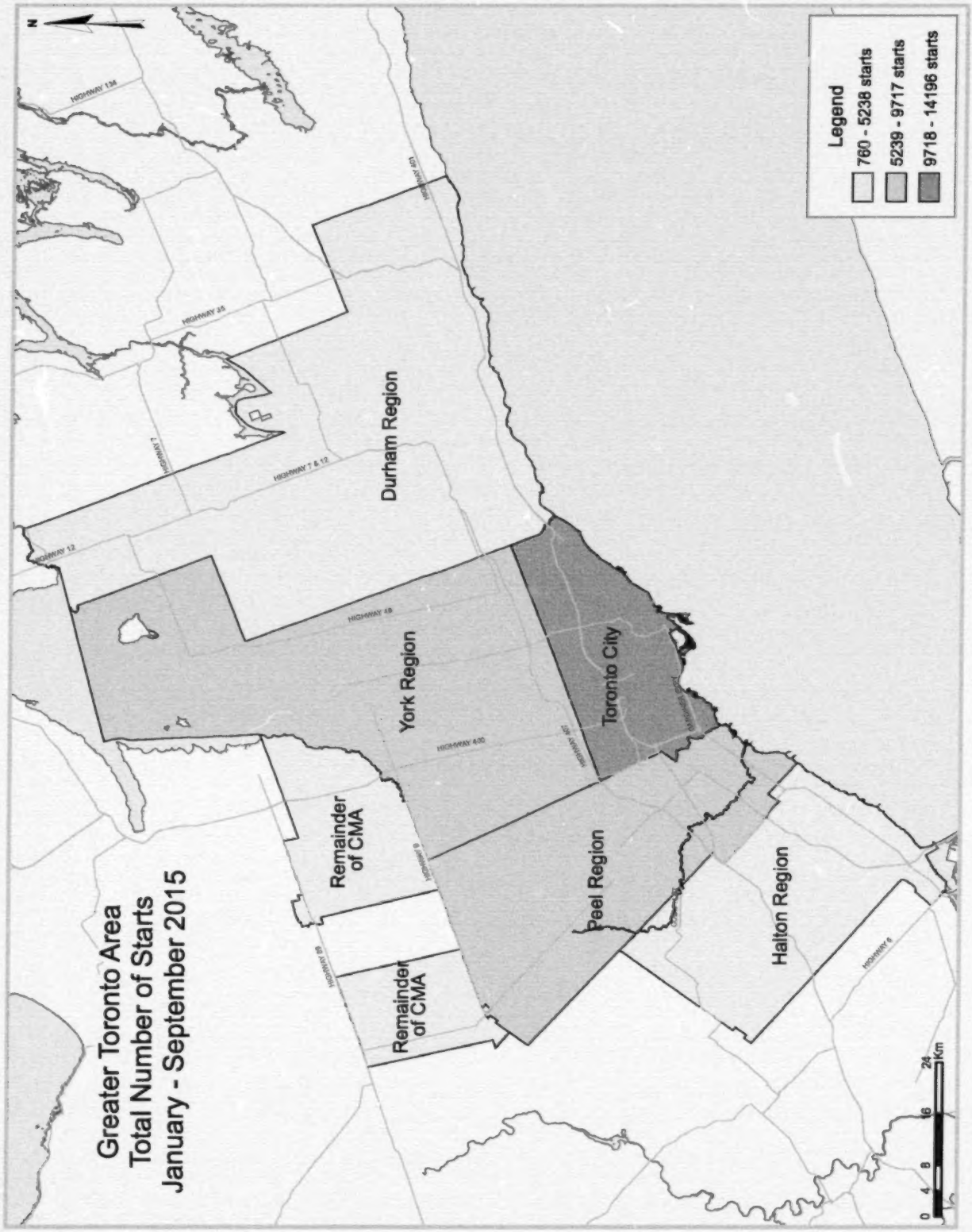

Greater Toronto Area
Number of Starts (Multiples)
September 2015
Legend
2 - 966 starts
967 - 1930 starts
1931 - 2894 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 12
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 404
HIGHWAY 427
HIGHWAY 6
HIGHWAY 7
HIGHWAY 35
HIGHWAY 115
HIGHWAY 134
N
0 4 8 16 24 Km

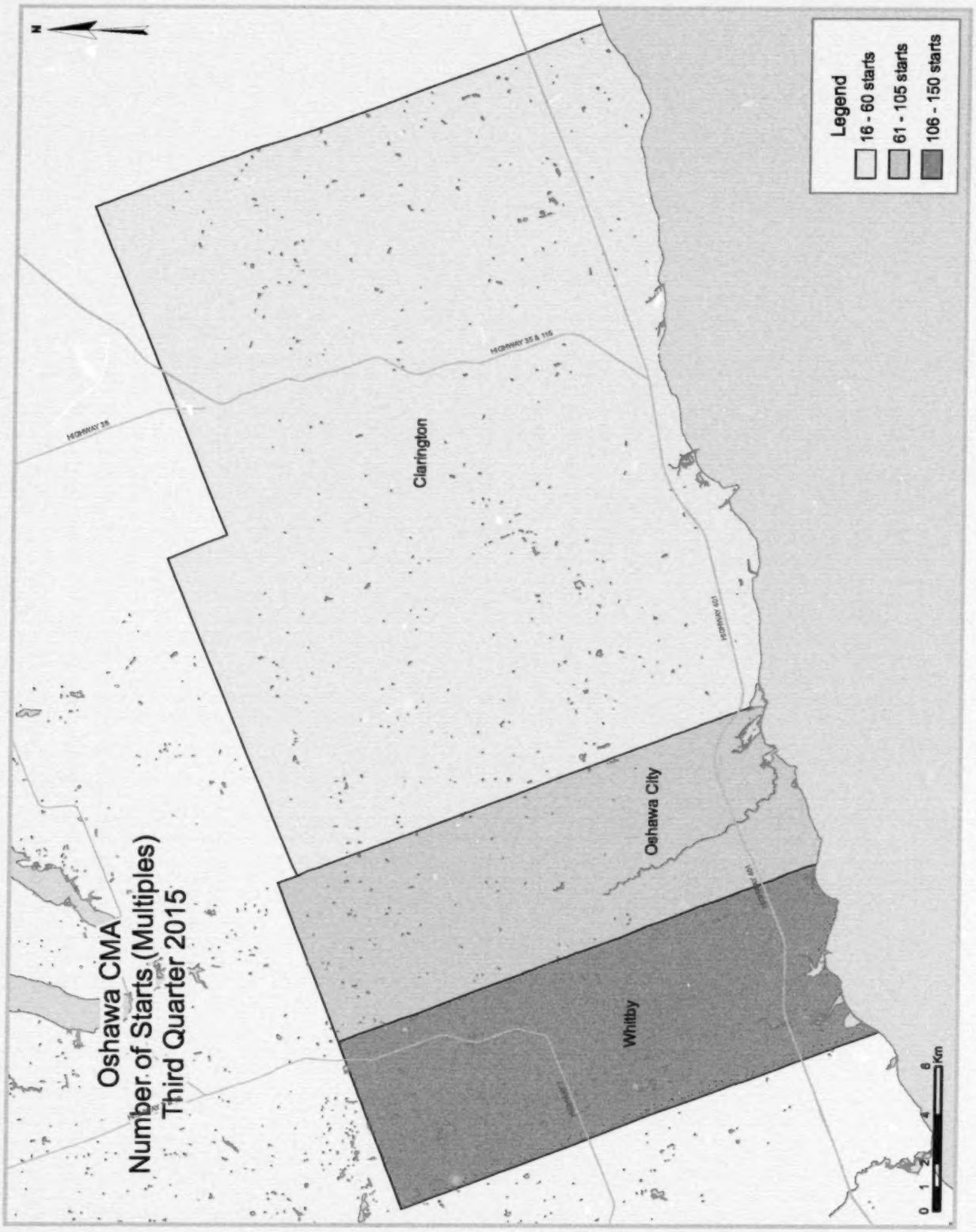

Greater Toronto Area
Number of Starts (Singles)
September 2015
Legend
110 - 206 starts
207 - 302 starts
303 - 398 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 400
HIGHWAY 404
HIGHWAY 407
HIGHWAY 427
HIGHWAY 48
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 35
HIGHWAY 134
HIGHWAY 8
0 4 8 16 24 Km

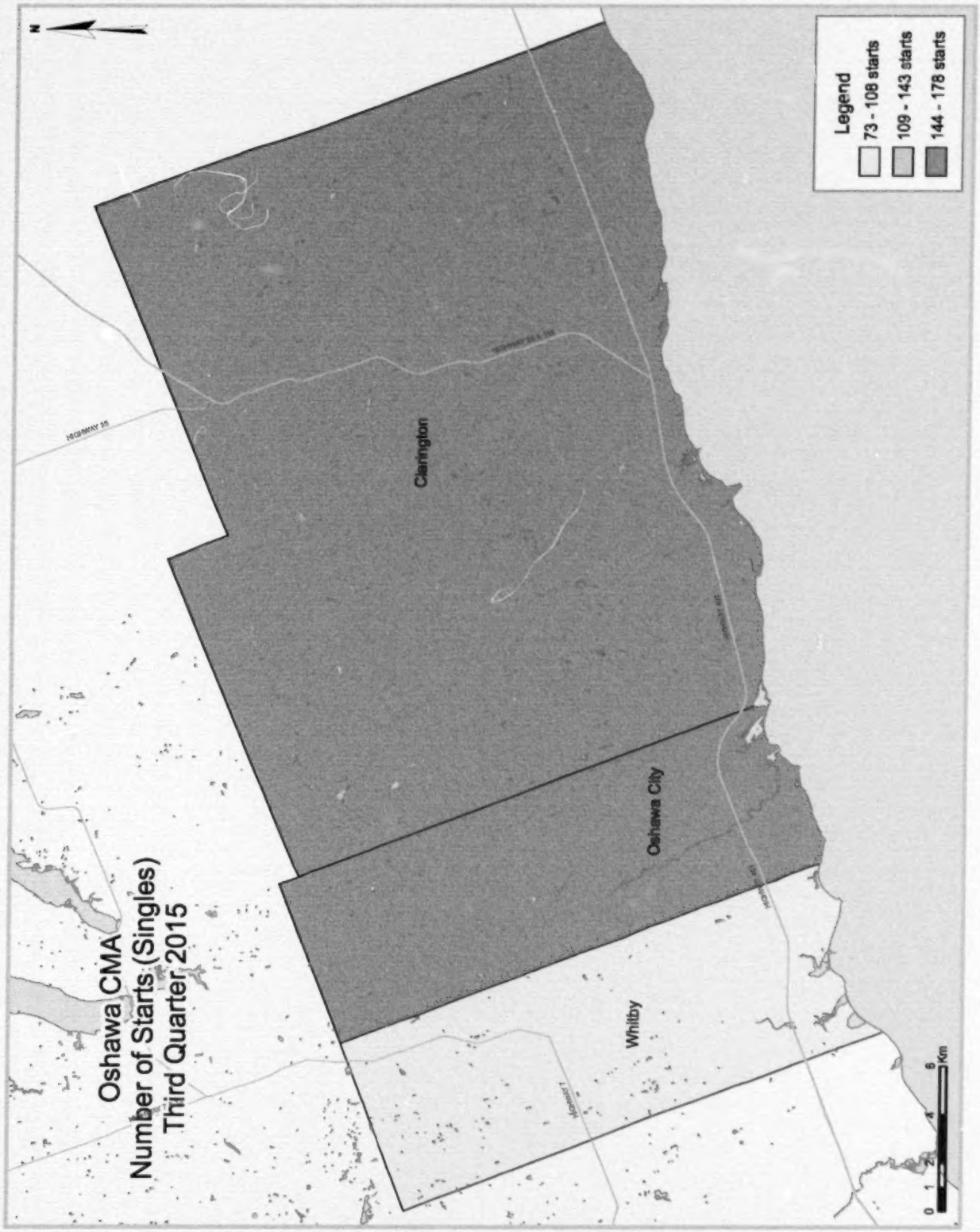

Greater Toronto Area
Total Number of Starts
September 2015
Legend
119 - 1095 starts
1096 - 2071 starts
2072 - 3048 starts
N
HIGHWAY 404
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 427
HIGHWAY 27
HIGHWAY 6
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

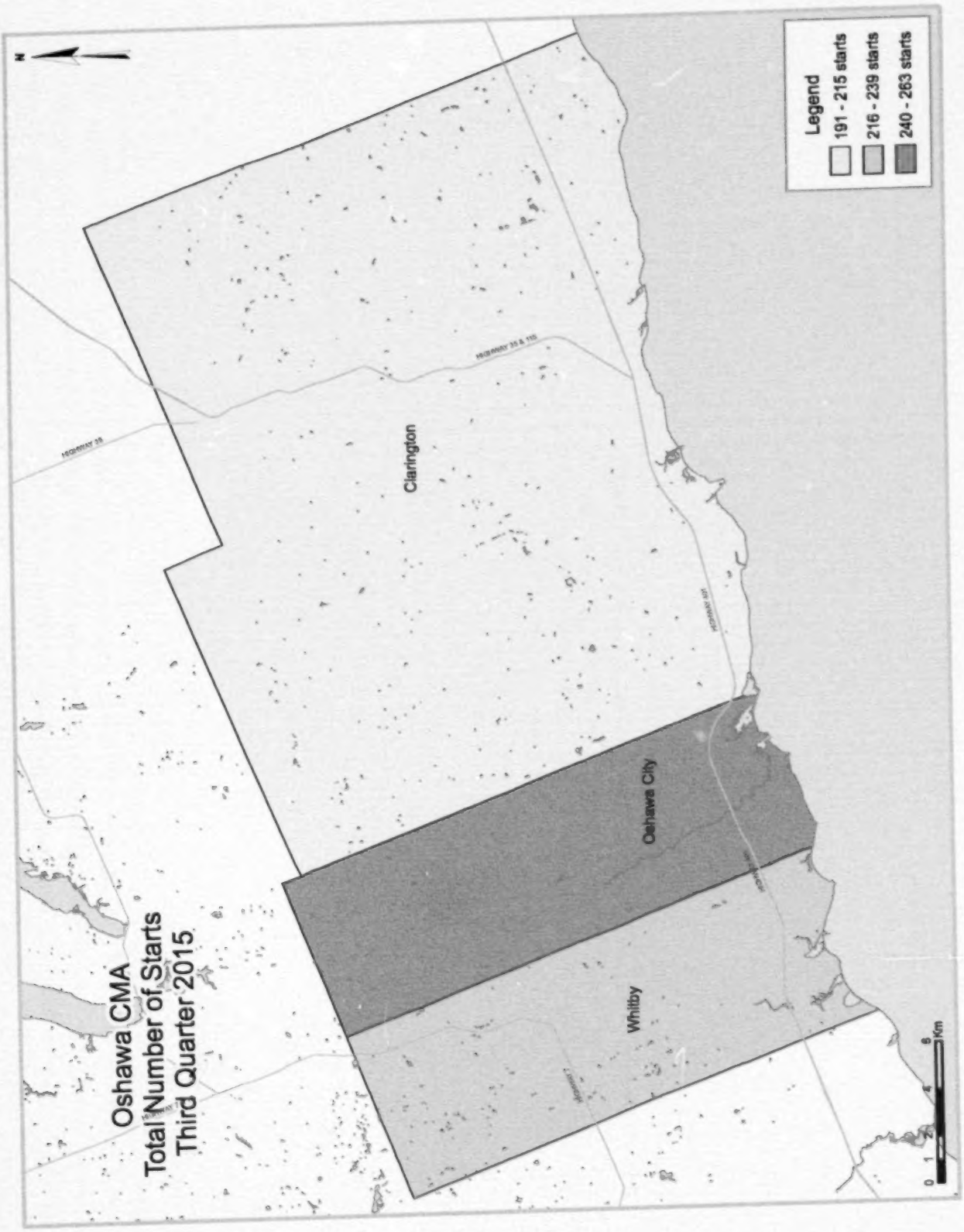

Greater Toronto Area
Number of Starts (Multiples)
January - September 2015
Legend
195 - 4558 starts
4559 - 8921 starts
8922 - 13284 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 6
0 4 8 16 24 Km

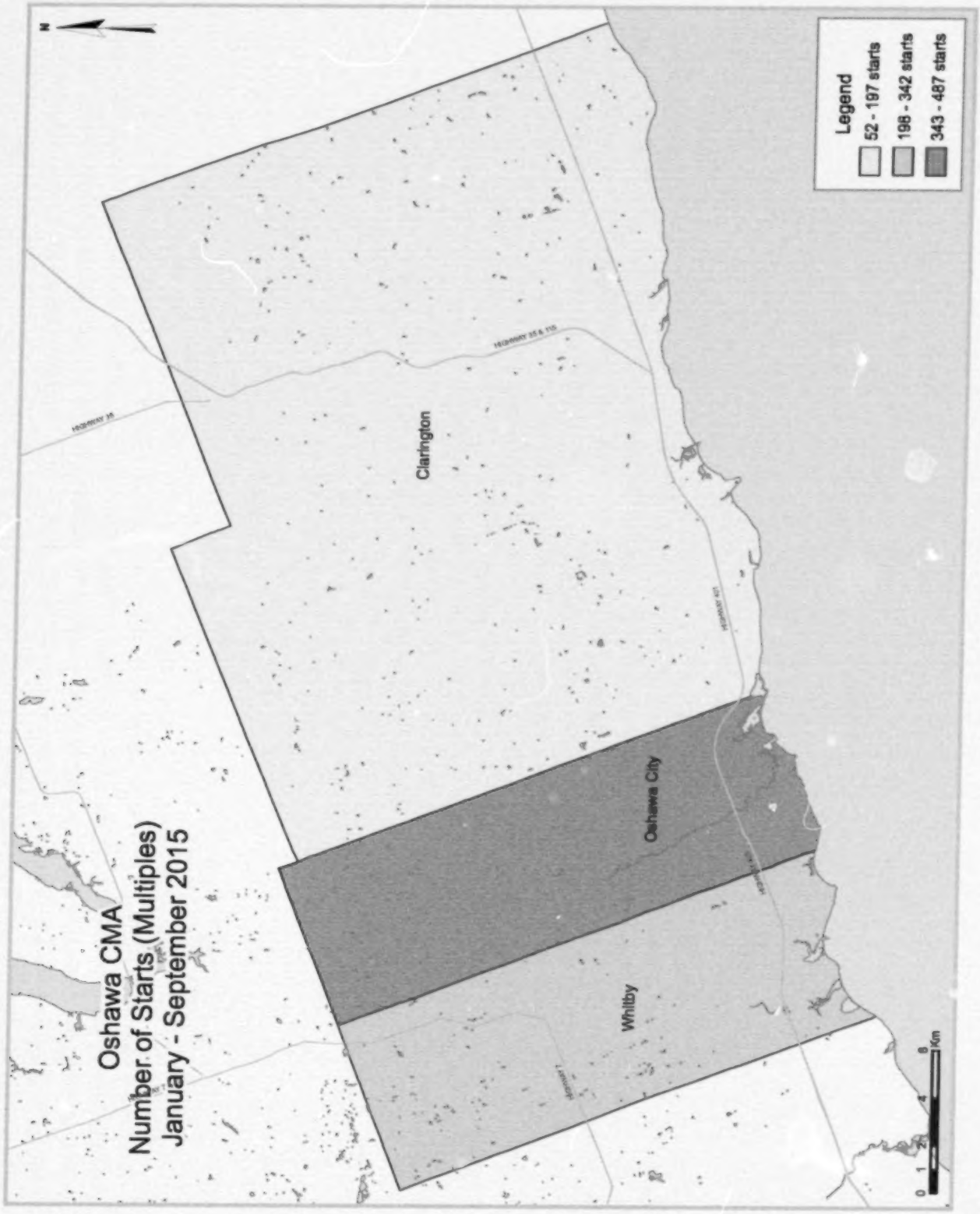

Greater Toronto Area
Number of Starts (Singles)
January - September 2015
Legend
565 - 1183 starts
1184 - 1802 starts
1803 - 2421 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 12
HIGHWAY 7 & 12
HIGHWAY 7
HIGHWAY 35
HIGHWAY 134
HIGHWAY 404
HIGHWAY 427
HIGHWAY 400
HIGHWAY 6
HIGHWAY 8
HIGHWAY 89
0 4 8 16 24 Km

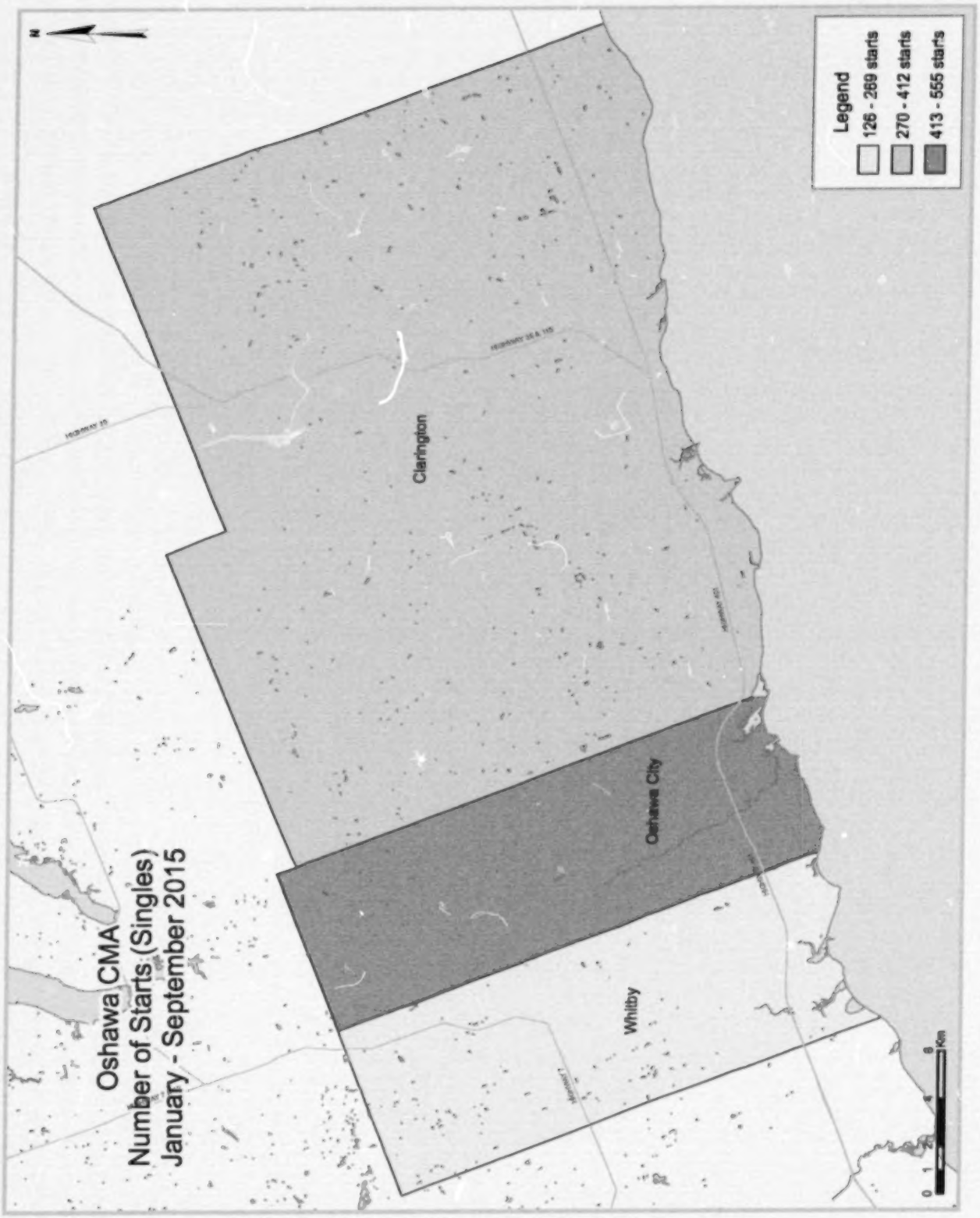

Greater Toronto Area
Total Number of Starts
January - September 2015
Legend
760 - 5238 starts
5239 - 9717 starts
9718 - 14196 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
HIGHWAY 6
0 4 8 16 24 Km

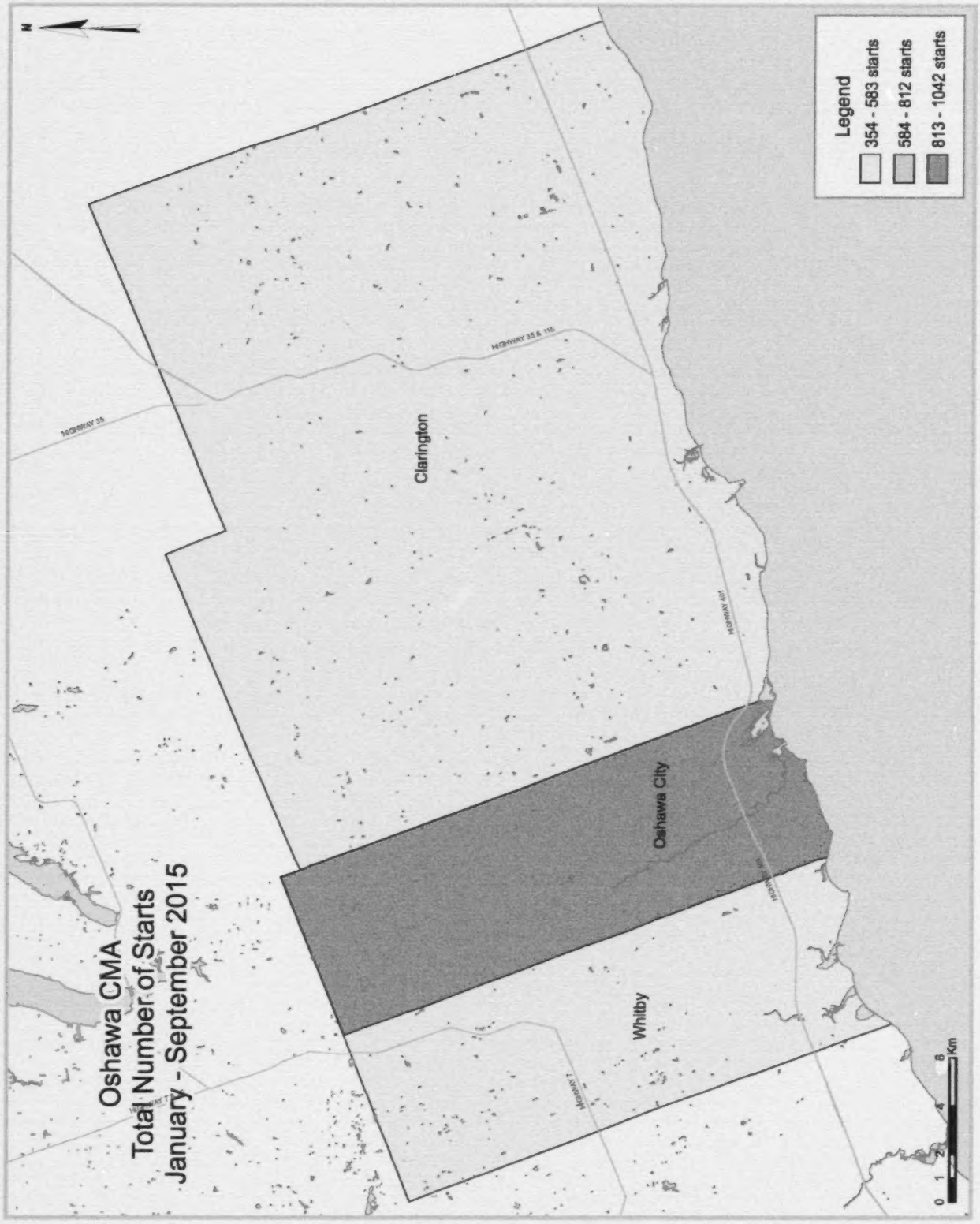

Oshawa CMA
Number of Starts (Multiples)
Third Quarter 2015
Legend
16 - 60 starts
61 - 105 starts
106 - 150 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
0 1 2 4 6 8 Km


Oshawa CMA
Number of Starts (Singles)
Third Quarter 2015
Legend
73 - 108 starts
109 - 143 starts
144 - 178 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
0 1 2 4 6 Km


Oshawa CMA
Total Number of Starts
Third Quarter 2015
Legend
191 - 215 starts
216 - 239 starts
240 - 263 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
0 1 2 4 6 8 Km
N


Oshawa CMA
Number of Starts (Multiples)
January - September 2015
Legend
52 - 197 starts
198 - 342 starts
343 - 487 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
0 1 4 8 Km


Oshawa CMA
Number of Starts (Singles)
January - September 2015
Legend
126 - 269 starts
270 - 412 starts
413 - 555 starts
Clarington
Oshawa City
Whitby
N
0
8
Km


Oshawa CMA
Total Number of Starts
January - September 2015
Legend
354 - 583 starts
584 - 812 starts
813 - 1042 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
0 1 2 4 8 Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) September 2015		
Toronto CMA[1]	August 2015	September 2015
Trend[2]	43,863	45,810
SAAR	65,115	58,113
	September 2014	September 2015
Actual		
September - Single-Detached	697	1,022
September - Multiples	568	3,866
September - Total	1,265	4,888
January to September - Single-Detached	6,378	7,162
January to September - Multiples	15,891	24,561
January to September - Total	22,269	31,723

Table 1b: Housing Starts (SAAR and Trend) September 2015		
Oshawa CMA[1]	August 2015	September 2015
Trend[2]	2,299	2,475
SAAR	2,783	1,596
	September 2014	September 2015
Actual		
September - Single-Detached	115	114
September - Multiples	45	34
September - Total	160	148
January to September - Single-Detached	831	1,042
January to September - Multiples	461	767
January to September - Total	1,292	1,809

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2015	1,022	34	324	0	76	2,909	10	513	4,888
September 2014	696	124	134	1	49	261	0	0	1,265
% Change	46.8	-72.6	141.8	-100.0	55.1	**	n/a	n/a	**
Year-to-date 2015	7,157	758	2,900	5	934	17,947	45	1,977	31,723
Year-to-date 2014	6,350	1,254	2,437	28	537	11,027	4	632	22,269
% Change	12.7	-39.6	19.0	-82.1	73.9	62.8	**	**	42.5
UNDER CONSTRUCTION									
September 2015	8,554	1,002	3,519	9	1,530	42,459	56	4,168	61,297
September 2014	7,170	1,516	3,090	32	756	53,887	14	2,198	68,663
% Change	19.3	-33.9	13.9	-71.9	102.4	-21.2	**	89.6	-10.7
COMPLETIONS									
September 2015	543	70	115	2	84	1,573	0	0	2,387
September 2014	950	124	289	2	192	70	4	0	1,631
% Change	-42.8	-43.5	-60.2	0.0	-56.3	**	-100.0	n/a	46.4
Year-to-date 2015	5,767	1,000	2,021	11	347	28,865	6	1,368	39,385
Year-to-date 2014	7,075	1,418	2,624	17	519	11,012	12	189	22,866
% Change	-18.5	-29.5	-23.0	-35.3	-33.1	162.1	-50.0	**	72.2
COMPLETED & NOT ABSORBED									
September 2015	240	16	70	2	107	1,865	n/a	n/a	2,300
September 2014	224	18	94	0	43	952	n/a	n/a	1,331
% Change	7.1	-11.1	-25.5	n/a	148.8	95.9	n/a	n/a	72.8
ABSORBED									
September 2015	522	69	115	1	10	1,647	n/a	n/a	2,364
September 2014	947	122	281	3	196	163	n/a	n/a	1,712
% Change	-44.9	-43.4	-59.1	-66.7	-94.9	**	n/a	n/a	38.1
Year-to-date 2015	5,742	1,011	2,011	9	268	27,917	n/a	n/a	36,958
Year-to-date 2014	7,023	1,412	2,624	18	493	11,043	n/a	n/a	22,613
% Change	-18.2	-28.4	-23.4	-50.0	-45.6	152.8	n/a	n/a	63.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2015	114	0	8	0	7	0	0	19	148
September 2014	115	2	22	0	13	0	0	8	160
% Change	-0.9	-100.0	-63.6	n/a	-46.2	n/a	n/a	137.5	-7.5
Year-to-date 2015	1,041	20	195	1	79	132	0	341	1,809
Year-to-date 2014	831	32	237	0	88	0	0	104	1,292
% Change	25.3	-37.5	-17.7	n/a	-10.2	n/a	n/a	**	40.0
UNDER CONSTRUCTION									
September 2015	1,013	28	293	1	162	132	3	521	2,153
September 2014	680	30	212	0	94	0	3	387	1,406
% Change	49.0	-6.7	38.2	n/a	72.3	n/a	0.0	34.6	53.1
COMPLETIONS									
September 2015	70	0	0	0	0	0	0	0	70
September 2014	71	8	0	0	0	0	0	45	124
% Change	-1.4	-100.0	n/a	n/a	n/a	n/a	n/a	-100.0	-43.5
Year-to-date 2015	677	0	46	0	13	0	1	72	809
Year-to-date 2014	637	20	111	0	35	0	0	71	874
% Change	6.3	-100.0	-58.6	n/a	-62.9	n/a	n/a	1.4	-7.4
COMPLETED & NOT ABSORBED									
September 2015	22	0	0	0	0	0	n/a	n/a	22
September 2014	22	0	0	0	0	0	n/a	n/a	22
% Change	0.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.0
ABSORBED									
September 2015	70	0	0	0	0	0	n/a	n/a	70
September 2014	72	8	0	0	0	0	n/a	n/a	80
% Change	-2.8	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-12.5
Year-to-date 2015	683	0	46	0	13	0	n/a	n/a	742
Year-to-date 2014	643	20	108	0	35	0	n/a	n/a	806
% Change	6.2	-100.0	-57.4	n/a	-62.9	n/a	n/a	n/a	-7.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2015	1,043	32	332	0	83	2,909	10	532	4,941
September 2014	755	128	170	0	87	261	0	8	1,409
% Change	38.1	-75.0	95.3	n/a	-4.6	**	n/a	**	**
Year-to-date 2015	7,718	728	3,049	2	1,015	18,118	45	2,318	32,993
Year-to-date 2014	6,763	1,278	2,664	9	673	11,105	4	736	23,232
% Change	14.1	-43.0	14.5	-77.8	50.8	63.2	**	**	42.0
UNDER CONSTRUCTION									
September 2015	9,161	996	3,739	4	1,710	42,676	59	4,844	63,189
September 2014	7,496	1,526	3,232	17	910	54,201	17	2,892	70,291
% Change	22.2	-34.7	15.7	-76.5	87.9	-21.3	**	67.5	-10.1
COMPLETIONS									
September 2015	583	72	115	2	84	1,573	0	0	2,429
September 2014	948	116	289	1	183	70	4	45	1,656
% Change	-38.5	-37.9	-60.2	100.0	-54.1	**	-100.0	-100.0	46.7
Year-to-date 2015	5,991	974	2,062	6	391	28,953	7	1,555	39,939
Year-to-date 2014	7,310	1,392	2,610	1	595	11,222	12	260	23,402
% Change	-18.0	-30.0	-21.0	**	-34.3	158.0	-41.7	**	70.7
COMPLETED & NOT ABSORBED									
September 2015	270	17	54	2	107	1,905	n/a	n/a	2,355
September 2014	254	16	64	0	43	934	n/a	n/a	1,311
% Change	6.3	6.3	-15.6	n/a	148.8	104.0	n/a	n/a	79.6
ABSORBED									
September 2015	563	70	118	1	10	1,647	n/a	n/a	2,409
September 2014	941	112	281	1	187	173	n/a	n/a	1,695
% Change	-40.2	-37.5	-58.0	0.0	-94.7	**	n/a	n/a	42.1
Year-to-date 2015	5,953	982	2,052	4	312	27,947	n/a	n/a	37,250
Year-to-date 2014	7,236	1,386	2,621	1	571	11,253	n/a	n/a	23,068
% Change	-17.7	-29.1	-21.7	**	-45.4	148.4	n/a	n/a	61.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
September 2015	154	0	21	0	0	2,430	10	433	3,048
September 2014	143	20	12	0	0	261	0	0	436
York Region									
September 2015	232	6	106	0	0	99	0	0	443
September 2014	174	46	71	0	0	0	0	0	291
Peel Region									
September 2015	398	24	111	0	34	0	0	80	647
September 2014	223	50	19	0	46	0	0	0	338
Halton Region									
September 2015	110	0	26	0	42	380	0	0	558
September 2014	33	0	30	0	28	0	0	0	91
Durham Region									
September 2015	144	2	68	0	7	0	0	19	240
September 2014	176	10	38	0	13	0	0	8	245
Toronto CMA									
September 2015	1,022	34	324	0	76	2,909	10	513	4,888
September 2014	696	124	134	1	49	261	0	0	1,265
Oshawa CMA									
September 2015	114	0	8	0	7	0	0	19	148
September 2014	115	2	22	0	13	0	0	8	160
Greater Toronto Area									
September 2015	1,038	32	332	0	83	2,909	10	532	4,936
September 2014	749	126	170	0	87	261	0	8	1,401

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
September 2015	1,625	164	543	3	255	29,952	38	3,569	36,149
September 2014	1,404	234	503	10	171	44,244	10	2,067	48,643
York Region									
September 2015	2,619	124	1,334	0	417	6,812	0	245	11,551
September 2014	2,043	396	1,200	7	0	6,473	0	130	10,249
Peel Region									
September 2015	2,518	624	1,018	0	549	2,893	18	354	7,974
September 2014	1,863	790	617	0	378	1,861	4	0	5,513
Halton Region									
September 2015	886	30	429	0	262	2,718	0	155	4,480
September 2014	874	26	525	0	136	1,623	0	308	3,492
Durham Region									
September 2015	1,408	46	415	1	227	301	3	521	2,922
September 2014	1,223	78	387	0	225	0	3	387	2,303
Toronto CMA									
September 2015	8,554	1,002	3,519	9	1,530	42,459	56	4,168	61,297
September 2014	7,170	1,516	3,090	32	756	53,887	14	2,198	68,663
Oshawa CMA									
September 2015	1,013	28	293	1	162	132	3	521	2,153
September 2014	680	30	212	0	94	0	3	387	1,406
Greater Toronto Area									
September 2015	9,056	988	3,739	4	1,710	42,676	59	4,844	63,076
September 2014	7,407	1,524	3,232	17	910	54,201	17	2,892	70,200

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
September 2015	157	12	15	2	0	1,322	0	0	1,508
September 2014	109	4	24	0	174	70	4	0	385
York Region									
September 2015	180	18	94	0	7	0	0	0	299
September 2014	334	36	41	0	0	0	0	0	411
Peel Region									
September 2015	55	36	0	0	77	251	0	0	419
September 2014	298	58	36	1	9	0	0	0	402
Halton Region									
September 2015	71	2	0	0	0	0	0	0	73
September 2014	97	0	176	0	0	0	0	0	273
Durham Region									
September 2015	119	4	6	0	0	0	0	0	129
September 2014	106	18	12	0	0	0	0	45	181
Toronto CMA									
September 2015	543	70	115	2	84	1,573	0	0	2,387
September 2014	950	124	289	2	192	70	4	0	1,631
Oshawa CMA									
September 2015	70	0	0	0	0	0	0	0	70
September 2014	71	8	0	0	0	0	0	45	124
Greater Toronto Area									
September 2015	582	72	115	2	84	1,573	0	0	2,428
September 2014	944	116	289	1	183	70	4	45	1,652

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
September 2015	155	10	22	2	19	1,566	n/a	n/a	1,774
September 2014	139	9	51	0	20	747	n/a	n/a	966
York Region									
September 2015	46	6	6	0	11	281	n/a	n/a	350
September 2014	48	5	9	0	23	183	n/a	n/a	268
Peel Region									
September 2015	14	0	22	0	74	0	n/a	n/a	110
September 2014	13	0	0	0	0	0	n/a	n/a	13
Halton Region									
September 2015	31	1	0	0	0	58	n/a	n/a	90
September 2014	22	2	0	0	0	4	n/a	n/a	28
Durham Region									
September 2015	24	0	4	0	3	0	n/a	n/a	31
September 2014	32	0	4	0	0	0	n/a	n/a	36
Toronto CMA									
September 2015	240	16	70	2	107	1,865	n/a	n/a	2,300
September 2014	224	18	94	0	43	952	n/a	n/a	1,331
Oshawa CMA									
September 2015	22	0	0	0	0	0	n/a	n/a	22
September 2014	22	0	0	0	0	0	n/a	n/a	22
Greater Toronto Area									
September 2015	270	17	54	2	107	1,905	n/a	n/a	2,355
September 2014	254	16	64	0	43	934	n/a	n/a	1,311

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
September 2015	138	11	4	1	0	1,364	n/a	n/a	1,518
September 2014	112	1	12	0	161	140	n/a	n/a	426
York Region									
September 2015	182	18	99	0	7	32	n/a	n/a	338
September 2014	332	35	45	0	15	23	n/a	n/a	450
Peel Region									
September 2015	55	36	0	0	3	251	n/a	n/a	345
September 2014	293	58	36	1	11	0	n/a	n/a	399
Halton Region									
September 2015	69	1	3	0	0	0	n/a	n/a	73
September 2014	96	0	176	0	0	10	n/a	n/a	282
Durham Region									
September 2015	119	4	12	0	0	0	n/a	n/a	135
September 2014	108	18	12	0	0	0	n/a	n/a	138
Toronto CMA									
September 2015	522	69	115	1	10	1,647	n/a	n/a	2,364
September 2014	947	122	281	3	196	163	n/a	n/a	1,712
Oshawa CMA									
September 2015	70	0	0	0	0	0	n/a	n/a	70
September 2014	72	8	0	0	0	0	n/a	n/a	80
Greater Toronto Area									
September 2015	563	70	118	1	10	1,647	n/a	n/a	2,409
September 2014	941	112	281	1	187	173	n/a	n/a	1,695

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Toronto City	154	143	0	20	10	12	2,884	261	3,048	436	**
Toronto	14	20	0	4	0	6	2,154	261	2,168	291	**
East York	7	17	0	2	0	0	0	0	7	19	-63.2
Etobicoke	31	28	0	0	0	0	521	0	552	28	**
North York	83	65	0	14	10	0	188	0	281	79	**
Scarborough	19	6	0	0	0	0	0	0	19	6	**
York	0	7	0	0	0	6	21	0	21	13	61.5
York Region	232	174	6	46	106	71	99	0	443	291	52.2
Aurora	32	14	0	0	18	0	0	0	50	14	**
East Gwillimbury	2	8	0	0	0	0	0	0	2	8	-75.0
Georgina Township	26	11	0	0	0	4	0	0	26	15	73.3
King Township	59	38	0	0	0	12	0	0	59	50	18.0
Markham	21	34	4	16	47	41	0	0	72	91	-20.9
Newmarket	29	10	0	0	0	0	0	0	29	10	190.0
Richmond Hill	12	9	2	12	41	14	99	0	154	35	**
Vaughan	50	44	0	18	0	0	0	0	50	62	-19.4
Whitchurch-Stouffville	1	6	0	0	0	0	0	0	1	6	-83.3
Peel Region	398	223	24	50	145	65	80	0	647	338	91.4
Brampton	273	197	4	46	96	12	0	0	373	255	46.3
Caledon	107	20	18	0	15	7	0	0	140	27	**
Mississauga	18	6	2	4	34	46	80	0	134	56	139.3
Halton Region	110	33	0	0	68	58	380	0	558	91	**
Burlington	19	11	0	0	0	47	0	0	19	58	-67.2
Halton Hills	2	3	0	0	0	0	0	0	2	3	-33.3
Milton	72	19	0	0	12	0	0	0	84	19	**
Oakville	17	0	0	0	56	11	380	0	453	11	**
Durham Region	149	182	2	12	75	51	19	8	245	253	-3.2
Ajax	5	35	0	8	25	0	0	0	30	43	-30.2
Brock	3	2	0	2	0	0	0	0	3	4	-25.0
Clarington	45	36	0	0	8	3	0	0	53	39	35.9
Oshawa	56	27	0	2	0	14	19	8	75	51	47.1
Pickering	22	21	2	0	14	16	0	0	38	37	2.7
Scugog	2	4	0	0	0	0	0	0	2	4	-50.0
Uxbridge	3	5	0	0	21	0	0	0	24	5	**
Whitby	13	52	0	0	7	18	0	0	20	70	-71.4
Remainder of Toronto CMA	117	74	2	0	0	8	0	0	119	82	45.1
Bradford West Gwillimbury	67	39	0	0	0	0	0	0	67	39	71.8
Town of Mono	10	23	0	0	0	0	0	0	10	23	-56.5
New Tecumseth	40	5	2	0	0	3	0	0	42	8	**
Orangeville	0	7	0	0	0	5	0	0	0	12	-100.0
Toronto CMA	1,022	697	34	124	389	183	3,443	261	4,888	1,265	**
Oshawa CMA	114	115	0	2	15	35	19	8	148	160	-7.5
Greater Toronto Area (GTA)	1,043	755	32	128	404	257	3,462	269	4,941	1,409	**

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	912	756	22	130	407	289	12,855	8,251	14,196	9,426	50.6
Toronto	108	138	8	48	79	106	8,789	5,736	8,984	6,028	49.0
East York	53	51	0	8	0	8	0	0	53	67	-20.9
Etobicoke	199	105	10	0	137	18	2,254	462	2,600	585	**
North York	442	356	0	72	51	115	971	2,012	1,464	2,555	-42.7
Scarborough	89	85	0	0	134	30	684	30	907	145	**
York	21	21	4	2	6	12	157	11	188	46	**
York Region	2,421	1,943	128	424	1,472	996	3,712	2,343	7,733	5,706	35.5
Aurora	426	181	4	0	192	13	207	0	829	194	**
East Gwillimbury	112	50	0	0	0	6	0	0	112	56	100.0
Georgina Township	161	162	2	0	24	32	0	0	187	194	-3.6
King Township	248	165	0	2	21	16	0	0	269	183	47.0
Markham	286	503	56	334	387	469	460	861	1,189	2,167	-45.1
Newmarket	120	103	26	0	23	38	16	0	185	141	31.2
Richmond Hill	145	206	4	12	402	322	1,224	1,448	1,775	1,988	-10.7
Vaughan	865	521	34	76	156	100	1,751	34	2,806	731	**
Whitchurch-Stouffville	58	52	2	0	267	0	54	0	381	52	**
Peel Region	2,186	1,678	522	620	1,033	708	2,018	407	5,759	3,413	68.7
Brampton	1,609	1,413	392	514	722	394	150	103	2,873	2,424	18.5
Caledon	419	187	64	14	81	130	0	0	564	331	70.4
Mississauga	158	78	66	92	230	184	1,868	304	2,322	658	**
Halton Region	763	931	8	18	495	722	1,458	776	2,724	2,447	11.3
Burlington	56	47	4	0	43	81	87	78	190	206	-7.8
Halton Hills	297	36	0	2	86	0	0	0	383	38	**
Milton	153	477	2	14	130	352	464	276	749	1,119	-33.1
Oakville	257	371	2	2	236	289	907	422	1,402	1,084	29.3
Durham Region	1,438	1,464	48	86	453	586	642	104	2,581	2,240	15.2
Ajax	201	465	0	28	94	137	0	0	295	630	-53.2
Brock	15	14	6	2	0	0	0	0	21	16	31.3
Clarington	361	414	2	30	44	94	6	0	413	538	-23.2
Oshawa	555	304	18	2	138	127	331	104	1,042	537	94.0
Pickering	114	106	14	24	24	124	169	0	321	254	26.4
Scugog	10	20	0	0	0	0	0	0	10	20	-50.0
Uxbridge	56	28	8	0	61	0	0	0	125	28	**
Whitby	126	113	0	0	92	104	136	0	354	217	63.1
Remainder of Toronto CMA	565	518	72	14	75	39	48	0	760	571	33.1
Bradford West Gwillimbury	290	232	2	6	13	0	0	0	305	238	28.2
Town of Mono	65	86	0	0	0	0	0	0	65	86	-24.4
New Tecumseth	182	147	70	8	44	11	48	0	344	166	107.2
Orangeville	28	53	0	0	18	28	0	0	46	81	-43.2
Toronto CMA	7,162	6,378	770	1,258	3,618	2,934	20,173	11,699	31,723	22,269	42.5
Oshawa CMA	1,042	831	20	32	274	325	473	104	1,809	1,292	40.0
Greater Toronto Area (GTA)	7,720	6,772	728	1,278	3,860	3,301	20,685	11,881	32,993	23,232	42.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Toronto City	0	12	10	0	2,451	261	433	0
Toronto	0	6	0	0	1,909	261	245	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	521	0	0	0
North York	0	0	10	0	0	0	188	0
Scarborough	0	0	0	0	0	0	0	0
York	0	6	0	0	21	0	0	0
York Region	106	71	0	0	99	0	0	0
Aurora	18	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	4	0	0	0	0	0	0
King Township	0	12	0	0	0	0	0	0
Markham	47	41	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	41	14	0	0	99	0	0	0
Vaughan	0	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	145	65	0	0	0	0	80	0
Brampton	96	12	0	0	0	0	0	0
Caledon	15	7	0	0	0	0	0	0
Mississauga	34	46	0	0	0	0	80	0
Halton Region	68	58	0	0	380	0	0	0
Burlington	0	47	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	12	0	0	0	0	0	0	0
Oakville	56	11	0	0	380	0	0	0
Durham Region	75	51	0	0	0	0	19	8
Ajax	25	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	8	3	0	0	0	0	0	0
Oshawa	0	14	0	0	0	0	19	8
Pickering	14	16	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	21	0	0	0	0	0	0	0
Whitby	7	18	0	0	0	0	0	0
Remainder of Toronto CMA	0	8	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	3	0	0	0	0	0	0
Orangeville	0	5	0	0	0	0	0	0
Toronto CMA	379	183	10	0	2,930	261	513	0
Oshawa CMA	15	35	0	0	0	0	19	8
Greater Toronto Area (GTA)	394	257	10	0	2,930	261	532	8

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	376	285	31	4	11,024	7,655	1,831	596
Toronto	79	102	0	4	7,186	5,432	1,603	304
East York	0	8	0	0	0	0	0	0
Etobicoke	137	18	0	0	2,254	462	0	0
North York	20	115	31	0	743	1,731	228	281
Scarborough	134	30	0	0	684	30	0	0
York	6	12	0	0	157	0	0	11
York Region	1,472	996	0	0	3,672	2,307	40	36
Aurora	192	13	0	0	207	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	24	32	0	0	0	0	0	0
King Township	21	16	0	0	0	0	0	0
Markham	387	469	0	0	460	853	0	8
Newmarket	23	38	0	0	0	0	16	0
Richmond Hill	402	322	0	0	1,224	1,420	0	28
Vaughan	156	100	0	0	1,727	34	24	0
Whitchurch-Stouffville	267	0	0	0	54	0	0	0
Peel Region	1,019	708	14	0	1,912	407	106	0
Brampton	708	394	14	0	124	103	26	0
Caledon	81	130	0	0	0	0	0	0
Mississauga	230	184	0	0	1,788	304	80	0
Halton Region	495	722	0	0	1,458	776	0	0
Burlington	43	81	0	0	87	78	0	0
Halton Hills	86	0	0	0	0	0	0	0
Milton	130	352	0	0	464	276	0	0
Oakville	236	289	0	0	907	422	0	0
Durham Region	453	586	0	0	301	0	341	104
Ajax	94	137	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	44	94	0	0	6	0	0	0
Oshawa	138	127	0	0	0	0	331	104
Pickering	24	124	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	61	0	0	0	0	0	0	0
Whitby	92	104	0	0	126	0	10	0
Remainder of Toronto CMA	75	39	0	0	48	0	0	0
Bradford West Gwillimbury	13	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	44	11	0	0	48	0	0	0
Orangeville	18	28	0	0	0	0	0	0
Toronto CMA	3,573	2,930	45	4	18,196	11,067	1,977	632
Oshawa CMA	274	325	0	0	132	0	341	104
Greater Toronto Area (GTA)	3,815	3,297	45	4	18,367	11,145	2,318	736

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Toronto City	175	175	2,430	261	443	0	3,048	436
Toronto	14	30	1,909	261	245	0	2,168	291
East York	7	19	0	0	0	0	7	19
Etobicoke	31	28	521	0	0	0	552	28
North York	83	79	0	0	198	0	281	79
Scarborough	19	6	0	0	0	0	19	6
York	21	13	0	0	0	0	21	13
York Region	344	291	99	0	0	0	443	291
Aurora	50	14	0	0	0	0	50	14
East Gwillimbury	2	8	0	0	0	0	2	8
Georgina Township	26	15	0	0	0	0	26	15
King Township	59	50	0	0	0	0	59	50
Markham	72	91	0	0	0	0	72	91
Newmarket	29	10	0	0	0	0	29	10
Richmond Hill	55	35	99	0	0	0	154	35
Vaughan	50	62	0	0	0	0	50	62
Whitchurch-Stouffville	1	6	0	0	0	0	1	6
Peel Region	533	292	34	46	80	0	647	338
Brampton	373	255	0	0	0	0	373	255
Caledon	140	27	0	0	0	0	140	27
Mississauga	20	10	34	46	80	0	134	56
Halton Region	136	63	422	28	0	0	558	91
Burlington	19	30	0	28	0	0	19	58
Halton Hills	2	3	0	0	0	0	2	3
Milton	84	19	0	0	0	0	84	19
Oakville	31	11	422	0	0	0	453	11
Durham Region	219	232	7	13	19	8	245	253
Ajax	30	43	0	0	0	0	30	43
Brock	3	4	0	0	0	0	3	4
Clarington	53	39	0	0	0	0	53	39
Oshawa	56	43	0	0	19	8	75	51
Pickering	38	37	0	0	0	0	38	37
Scugog	2	4	0	0	0	0	2	4
Uxbridge	24	5	0	0	0	0	24	5
Whitby	13	57	7	13	0	0	20	70
Remainder of Toronto CMA	119	78	0	4	0	0	119	82
Bradford West Gwillimbury	67	39	0	0	0	0	67	39
Town of Mono	10	23	0	0	0	0	10	23
New Tecumseth	42	4	0	4	0	0	42	8
Orangeville	0	12	0	0	0	0	0	12
Toronto CMA	1,380	954	2,985	311	523	0	4,888	1,265
Oshawa CMA	122	139	7	13	19	8	148	160
Greater Toronto Area (GTA)	1,407	1,053	2,992	348	542	8	4,941	1,409

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	1,246	1,125	11,088	7,701	1,862	600	14,196	9,426
Toronto	175	287	7,206	5,433	1,603	308	8,984	6,028
East York	53	67	0	0	0	0	53	67
Etobicoke	222	131	2,378	454	0	0	2,600	585
North York	521	501	684	1,773	259	281	1,464	2,555
Scarborough	223	104	684	41	0	0	907	145
York	52	35	136	0	0	11	188	46
York Region	3,754	3,358	3,939	2,312	40	36	7,733	5,706
Aurora	622	194	207	0	0	0	829	194
East Gwillimbury	112	56	0	0	0	0	112	56
Georgina Township	187	194	0	0	0	0	187	194
King Township	254	183	15	0	0	0	269	183
Markham	729	1,306	460	853	0	8	1,189	2,167
Newmarket	146	130	23	11	16	0	185	141
Richmond Hill	462	546	1,313	1,414	0	28	1,775	1,988
Vaughan	1,020	697	1,762	34	24	0	2,806	731
Whitchurch-Stouffville	222	52	159	0	0	0	381	52
Peel Region	3,389	2,687	2,250	726	120	0	5,759	3,413
Brampton	2,545	2,178	288	246	40	0	2,873	2,424
Caledon	564	331	0	0	0	0	564	331
Mississauga	280	178	1,962	480	80	0	2,322	658
Halton Region	1,310	1,581	1,414	866	0	0	2,724	2,447
Burlington	78	73	112	133	0	0	190	206
Halton Hills	383	38	0	0	0	0	383	38
Milton	387	843	362	276	0	0	749	1,119
Oakville	462	627	940	457	0	0	1,402	1,084
Durham Region	1,796	1,954	444	182	341	104	2,581	2,240
Ajax	232	542	63	88	0	0	295	630
Brock	21	16	0	0	0	0	21	16
Clarington	399	524	14	14	0	0	413	538
Oshawa	711	433	0	0	331	104	1,042	537
Pickering	152	248	169	6	0	0	321	254
Scugog	10	20	0	0	0	0	10	20
Uxbridge	125	28	0	0	0	0	125	28
Whitby	146	143	198	74	10	0	354	217
Remainder of Toronto CMA	685	545	75	26	0	0	760	571
Bradford West Gwillimbury	305	238	0	0	0	0	305	238
Town of Mono	65	73	0	13	0	0	65	86
New Tecumseth	274	153	70	13	0	0	344	166
Orangeville	41	81	5	0	0	0	46	81
Toronto CMA	10,815	10,041	18,886	11,592	2,022	636	31,723	22,269
Oshawa CMA	1,256	1,100	212	88	341	104	1,809	1,292
Greater Toronto Area (GTA)	11,495	10,705	19,135	11,787	2,363	740	32,993	23,232

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Toronto City	159	109	12	8	15	198	1,322	70	1,508	385	**
Toronto	14	14	4	6	0	16	778	70	796	106	**
East York	9	8	0	0	0	0	0	0	9	8	12.5
Etobicoke	28	20	0	2	0	0	250	0	278	22	**
North York	92	62	0	0	0	182	294	0	386	244	58.2
Scarborough	14	2	0	0	15	0	0	0	29	2	**
York	2	3	8	0	0	0	0	0	10	3	**
York Region	180	334	18	36	101	41	0	0	299	411	-27.3
Aurora	32	20	0	0	0	9	0	0	32	29	10.3
East Gwillimbury	18	2	0	0	0	0	0	0	18	2	**
Georgina Township	7	25	0	0	0	0	0	0	7	25	-72.0
King Township	16	18	0	0	7	0	0	0	23	18	27.8
Markham	38	63	8	30	11	11	0	0	57	104	-45.2
Newmarket	0	32	0	0	0	0	0	0	0	32	-100.0
Richmond Hill	9	18	0	0	83	9	0	0	92	27	**
Vaughan	46	144	10	6	0	12	0	0	56	162	-65.4
Whitchurch-Stouffville	14	12	0	0	0	0	0	0	14	12	16.7
Peel Region	55	299	36	58	77	45	251	0	419	402	4.2
Brampton	31	263	28	58	0	40	0	0	59	361	-83.7
Caledon	0	15	0	0	0	5	0	0	0	20	-100.0
Mississauga	24	21	8	0	77	0	251	0	360	21	**
Halton Region	71	97	2	0	0	176	0	0	73	273	-73.3
Burlington	28	4	2	0	0	0	0	0	30	4	**
Halton Hills	16	5	0	0	0	0	0	0	16	5	**
Milton	3	65	0	0	0	150	0	0	3	215	-98.6
Oakville	24	23	0	0	0	26	0	0	24	49	-51.0
Durham Region	120	110	4	18	6	12	0	45	130	185	-29.7
Ajax	30	31	0	10	0	12	0	0	30	53	-43.4
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	17	29	0	0	0	0	0	0	17	29	-41.4
Oshawa	45	34	0	8	0	0	0	45	45	87	-48.3
Pickering	10	3	4	0	6	0	0	0	20	3	**
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	9	1	0	0	0	0	0	0	9	1	**
Whitby	8	8	0	0	0	0	0	0	8	8	0.0
Remainder of Toronto CMA	59	82	0	18	0	7	0	0	59	107	-44.9
Bradford West Gwillimbury	45	38	0	0	0	0	0	0	45	38	18.4
Town of Mono	0	1	0	0	0	0	0	0	0	1	-100.0
New Tecumseth	10	35	0	18	0	7	0	0	10	60	-83.3
Orangeville	4	8	0	0	0	0	0	0	4	8	-50.0
Toronto CMA	545	952	70	130	199	479	1,573	70	2,387	1,631	46.4
Oshawa CMA	70	71	0	8	0	0	0	45	70	124	-43.5
Greater Toronto Area (GTA)	585	949	72	120	199	472	1,573	115	2,429	1,656	46.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	740	881	94	90	160	361	26,543	6,797	27,537	8,129	**
Toronto	136	116	42	22	89	40	17,182	4,741	17,449	4,919	**
East York	48	51	4	0	5	0	0	105	57	156	-63.5
Etobicoke	104	155	2	38	21	0	3,056	338	3,183	531	**
North York	339	449	2	22	0	204	5,317	1,516	5,658	2,191	158.2
Scarborough	97	91	12	2	26	114	530	97	665	304	118.8
York	16	19	32	6	19	3	458	0	525	28	**
York Region	1,903	2,111	284	290	995	815	2,716	3,051	5,898	6,267	-5.9
Aurora	202	57	0	0	13	9	0	280	215	346	-37.9
East Gwillimbury	63	27	2	16	0	6	0	0	65	49	32.7
Georgina Township	127	111	0	0	37	25	0	0	164	136	20.6
King Township	186	203	0	2	33	76	0	0	219	281	-22.1
Markham	449	488	194	214	343	358	1,751	1,847	2,737	2,907	-5.8
Newmarket	19	253	0	18	31	44	0	0	50	315	-84.1
Richmond Hill	222	308	16	4	417	150	325	632	980	1,094	-10.4
Vaughan	507	545	72	36	97	140	614	292	1,290	1,013	27.3
Whitchurch-Stouffville	128	119	0	0	24	7	26	0	178	126	41.3
Peel Region	1,473	2,446	522	924	561	927	837	900	3,393	5,197	-34.7
Brampton	1,193	1,969	452	726	254	708	103	95	2,002	3,498	-42.8
Caledon	156	299	40	48	145	74	0	0	341	421	-19.0
Mississauga	124	178	30	150	162	145	734	805	1,050	1,278	-17.8
Halton Region	767	845	34	46	437	826	349	663	1,587	2,380	-33.3
Burlington	84	64	2	8	69	77	203	210	358	359	-0.3
Halton Hills	57	173	0	2	7	94	0	0	64	269	-76.2
Milton	360	241	32	36	167	475	0	246	559	998	-44.0
Oakville	266	367	0	0	194	180	146	207	606	754	-19.6
Durham Region	1,115	1,028	42	46	295	282	72	73	1,524	1,429	6.6
Ajax	303	275	8	16	143	61	0	0	454	352	29.0
Brock	5	8	0	0	0	0	0	0	5	8	-37.5
Clarington	301	262	0	6	20	63	0	2	321	333	-3.6
Oshawa	270	252	0	14	26	34	72	69	368	369	-0.3
Pickering	96	58	34	10	93	77	0	0	223	145	53.8
Scugog	13	20	0	0	0	0	0	0	13	20	-35.0
Uxbridge	20	30	0	0	0	0	0	0	20	30	-33.3
Whitby	107	123	0	0	13	47	0	2	120	172	-30.2
Remainder of Toronto CMA	560	510	34	60	37	155	0	0	631	725	-13.0
Bradford West Gwillimbury	203	230	0	18	7	99	0	0	210	347	-39.5
Town of Mono	71	20	0	0	0	0	0	0	71	20	**
New Tecumseth	241	216	34	42	3	32	0	0	278	290	-4.1
Orangeville	45	44	0	0	27	24	0	0	72	68	5.9
Toronto CMA	5,778	7,092	1,008	1,428	2,357	3,145	30,242	11,201	39,385	22,866	72.2
Oshawa CMA	678	637	0	20	59	144	72	73	809	874	-7.4
Greater Toronto Area (GTA)	5,998	7,311	976	1,396	2,448	3,211	30,517	11,484	39,939	23,402	70.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Toronto City	15	198	0	0	1,322	70	0	0
Toronto	0	16	0	0	778	70	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	250	0	0	0
North York	0	182	0	0	294	0	0	0
Scarborough	15	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	101	41	0	0	0	0	0	0
Aurora	0	9	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	7	0	0	0	0	0	0	0
Markham	11	11	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	83	9	0	0	0	0	0	0
Vaughan	0	12	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	77	45	0	0	251	0	0	0
Brampton	0	40	0	0	0	0	0	0
Caledon	0	5	0	0	0	0	0	0
Mississauga	77	0	0	0	251	0	0	0
Halton Region	0	176	0	0	0	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	150	0	0	0	0	0	0
Oakville	0	26	0	0	0	0	0	0
Durham Region	6	12	0	0	0	0	0	45
Ajax	0	12	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	45
Pickering	6	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	7	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	7	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	199	479	0	0	1,573	70	0	0
Oshawa CMA	0	0	0	0	0	0	0	45
Greater Toronto Area (GTA)	199	472	0	0	1,573	70	0	45

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	156	361	4	0	25,207	6,614	1,336	183
Toronto	85	40	4	0	16,583	4,558	599	183
East York	5	0	0	0	0	105	0	0
Etobicoke	21	0	0	0	3,056	338	0	0
North York	0	204	0	0	5,222	1,516	95	0
Scarborough	26	114	0	0	346	97	184	0
York	19	3	0	0	0	0	458	0
York Region	995	815	0	0	2,684	3,045	32	6
Aurora	13	9	0	0	0	280	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	37	25	0	0	0	0	0	0
King Township	33	76	0	0	0	0	0	0
Markham	343	358	0	0	1,747	1,841	4	6
Newmarket	31	44	0	0	0	0	0	0
Richmond Hill	417	150	0	0	297	632	28	0
Vaughan	97	140	0	0	614	292	0	0
Whitchurch-Stouffville	24	7	0	0	26	0	0	0
Peel Region	561	919	0	8	837	900	0	0
Brampton	254	700	0	8	103	95	0	0
Caledon	145	74	0	0	0	0	0	0
Mississauga	162	145	0	0	734	805	0	0
Halton Region	437	826	0	0	234	663	115	0
Burlington	69	77	0	0	88	210	115	0
Halton Hills	7	94	0	0	0	0	0	0
Milton	167	475	0	0	0	246	0	0
Oakville	194	180	0	0	146	207	0	0
Durham Region	295	282	0	0	0	2	72	71
Ajax	143	61	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	20	63	0	0	0	2	0	0
Oshawa	26	34	0	0	0	0	72	69
Pickering	93	77	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	13	47	0	0	0	0	0	2
Remainder of Toronto CMA	37	155	0	0	0	0	0	0
Bradford West Gwillimbury	7	99	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	3	32	0	0	0	0	0	0
Orangeville	27	24	0	0	0	0	0	0
Toronto CMA	2,353	3,137	4	8	28,874	11,012	1,368	189
Oshawa CMA	59	144	0	0	0	2	72	71
Greater Toronto Area (GTA)	2,444	3,203	4	8	28,962	11,224	1,555	260

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Toronto City	184	137	1,324	244	0	4	1,508	385
Toronto	18	32	778	70	0	4	796	106
East York	9	8	0	0	0	0	9	8
Etobicoke	28	22	250	0	0	0	278	22
North York	90	70	296	174	0	0	386	244
Scarborough	29	2	0	0	0	0	29	2
York	10	3	0	0	0	0	10	3
York Region	292	411	7	0	0	0	299	411
Aurora	32	29	0	0	0	0	32	29
East Gwillimbury	18	2	0	0	0	0	18	2
Georgina Township	7	25	0	0	0	0	7	25
King Township	16	18	7	0	0	0	23	18
Markham	57	104	0	0	0	0	57	104
Newmarket	0	32	0	0	0	0	0	32
Richmond Hill	92	27	0	0	0	0	92	27
Vaughan	56	162	0	0	0	0	56	162
Whitchurch-Stouffville	14	12	0	0	0	0	14	12
Peel Region	91	392	328	10	0	0	419	402
Brampton	59	352	0	9	0	0	59	361
Caledon	0	20	0	0	0	0	0	20
Mississauga	32	20	328	1	0	0	360	21
Halton Region	73	273	0	0	0	0	73	273
Burlington	30	4	0	0	0	0	30	4
Halton Hills	16	5	0	0	0	0	16	5
Milton	3	215	0	0	0	0	3	215
Oakville	24	49	0	0	0	0	24	49
Durham Region	130	140	0	0	0	45	130	185
Ajax	30	53	0	0	0	0	30	53
Brock	1	2	0	0	0	0	1	2
Clarington	17	29	0	0	0	0	17	29
Oshawa	45	42	0	0	0	45	45	87
Pickering	20	3	0	0	0	0	20	3
Scugog	0	2	0	0	0	0	0	2
Uxbridge	9	1	0	0	0	0	9	1
Whitby	8	8	0	0	0	0	8	8
Remainder of Toronto CMA	59	97	0	10	0	0	59	107
Bradford West Gwillimbury	45	38	0	0	0	0	45	38
Town of Mono	0	0	0	1	0	0	0	1
New Tecumseth	10	51	0	9	0	0	10	60
Orangeville	4	8	0	0	0	0	4	8
Toronto CMA	728	1,363	1,659	264	0	4	2,387	1,631
Oshawa CMA	70	79	0	0	0	45	70	124
Greater Toronto Area (GTA)	770	1,353	1,659	254	0	49	2,429	1,656

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	955	1,125	25,240	6,817	1,342	187	27,537	8,129
Toronto	263	174	16,583	4,558	603	187	17,449	4,919
East York	55	51	0	105	2	0	57	156
Etobicoke	109	193	3,074	338	0	0	3,183	531
North York	337	482	5,226	1,709	95	0	5,658	2,191
Scarborough	124	197	357	107	184	0	665	304
York	67	28	0	0	458	0	525	28
York Region	3,136	3,152	2,730	3,109	32	6	5,898	6,267
Aurora	215	66	0	280	0	0	215	346
East Gwillimbury	65	49	0	0	0	0	65	49
Georgina Township	164	136	0	0	0	0	164	136
King Township	212	281	7	0	0	0	219	281
Markham	986	1,060	1,747	1,841	4	6	2,737	2,907
Newmarket	39	271	11	44	0	0	50	315
Richmond Hill	635	455	317	639	28	0	980	1,094
Vaughan	668	708	622	305	0	0	1,290	1,013
Whitchurch-Stouffville	152	126	26	0	0	0	178	126
Peel Region	2,398	4,176	995	1,013	0	8	3,393	5,197
Brampton	1,867	3,292	135	198	0	8	2,002	3,498
Caledon	341	421	0	0	0	0	341	421
Mississauga	190	463	860	815	0	0	1,050	1,278
Halton Region	1,207	1,536	265	844	115	0	1,587	2,380
Burlington	115	87	128	272	115	0	358	359
Halton Hills	64	269	0	0	0	0	64	269
Milton	559	685	0	313	0	0	559	998
Oakville	469	495	137	259	0	0	606	754
Durham Region	1,331	1,323	120	35	73	71	1,524	1,429
Ajax	347	352	107	0	0	0	454	352
Brock	5	8	0	0	0	0	5	8
Clarington	321	333	0	0	0	0	321	333
Oshawa	295	300	0	0	73	69	368	369
Pickering	223	145	0	0	0	0	223	145
Scugog	13	20	0	0	0	0	13	20
Uxbridge	20	30	0	0	0	0	20	30
Whitby	107	135	13	35	0	2	120	172
Remainder of Toronto CMA	617	688	14	37	0	0	631	725
Bradford West Gwillimbury	210	347	0	0	0	0	210	347
Town of Mono	68	7	3	13	0	0	71	20
New Tecumseth	267	266	11	24	0	0	278	290
Orangeville	72	68	0	0	0	0	72	68
Toronto CMA	8,788	11,117	29,223	11,548	1,374	201	39,385	22,866
Oshawa CMA	723	768	13	35	73	71	809	874
Greater Toronto Area (GTA)	9,027	11,312	29,350	11,818	1,562	272	39,939	23,402

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
September 2015	1	0.8	0	0.0	0	0.0	4	3.4	113	95.8	118	2,000,000	1,966,584
September 2014	0	0.0	0	0.0	0	0.0	2	2.2	88	97.8	90	2,000,000	1,994,144
Year-to-date 2015	1	0.2	2	0.3	8	1.4	20	3.5	544	94.6	575	1,990,000	1,963,531
Year-to-date 2014	2	0.3	2	0.3	6	0.8	56	7.7	657	90.9	723	1,650,000	1,691,673
Toronto													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.3	76	98.7	77	-	-
Year-to-date 2014	1	1.1	0	0.0	0	0.0	0	0.0	92	98.9	93	-	2,283,000
East York													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
Year-to-date 2014	0	0.0	0	0.0	2	9.5	4	19.0	15	71.4	21	-	-
Etobicoke													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	-	-
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	104	100.0	104	-	1,287,500
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	8.0	126	92.0	137	790,000	892,413
North York													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	64	100.0	64	-	2,579,444
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	57	100.0	57	-	1,872,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	277	100.0	277	-	2,365,750
Year-to-date 2014	1	0.3	1	0.3	2	0.5	6	1.6	363	97.3	373	1,807,500	1,918,797
Scarborough													
September 2015	1	7.1	0	0.0	0	0.0	2	14.3	11	78.6	14	-	840,000
September 2014	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	-
Year-to-date 2015	1	1.1	2	2.1	8	8.5	14	14.9	69	73.4	94	-	749,667
Year-to-date 2014	0	0.0	1	1.2	2	2.4	31	37.8	48	58.5	82	-	731,790
York													
September 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	5	35.7	9	64.3	14	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	23.5	13	76.5	17	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
September 2015	9	4.9	8	4.4	10	5.5	67	36.8	88	48.4	182	782,500	983,313
September 2014	37	11.1	20	6.0	83	25.0	73	22.0	119	35.8	332	685,000	914,973
Year-to-date 2015	107	5.6	71	3.7	200	10.5	394	20.8	1,125	59.3	1,897	890,000	984,125
Year-to-date 2014	138	6.6	81	3.9	357	17.1	466	22.3	1,049	50.2	2,091	810,000	872,401
Aurora													
September 2015	0	0.0	1	3.1	0	0.0	28	87.5	3	9.4	32	742,500	749,115
September 2014	0	0.0	1	4.5	1	4.5	17	77.3	3	13.6	22	685,000	888,428
Year-to-date 2015	0	0.0	1	0.5	6	3.0	115	57.5	78	39.0	200	760,000	877,112
Year-to-date 2014	0	0.0	2	3.4	27	45.8	25	42.4	5	8.5	59	657,500	736,243
East Gwillimbury													
September 2015	3	16.7	6	33.3	4	22.2	5	27.8	0	0.0	18	555,000	557,490
September 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	13	20.6	24	38.1	16	25.4	9	14.3	1	1.6	63	560,000	567,310
Year-to-date 2014	15	55.6	9	33.3	0	0.0	2	7.4	1	3.7	27	-	481,928
Georgina Township													
September 2015	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	-	396,990
September 2014	23	95.8	0	0.0	0	0.0	1	4.2	0	0.0	24	705,000	350,573
Year-to-date 2015	90	70.9	20	15.7	4	3.1	6	4.7	7	5.5	127	400,000	462,767
Year-to-date 2014	83	76.1	4	3.7	3	2.8	5	4.6	14	12.8	109	360,000	470,587
King Township													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	940,000	1,103,613
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,300,000	1,934,719
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	1.6	181	98.4	184	1,175,000	1,215,128
Year-to-date 2014	0	0.0	1	0.5	1	0.5	22	11.2	172	87.8	196	895,000	1,092,175
Markham													
September 2015	0	0.0	0	0.0	0	0.0	15	37.5	25	62.5	40	990,000	1,107,092
September 2014	1	1.7	0	0.0	24	40.0	18	30.0	17	28.3	60	700,000	828,420
Year-to-date 2015	0	0.0	1	0.2	66	14.8	132	29.7	246	55.3	445	880,000	917,216
Year-to-date 2014	1	0.2	2	0.4	132	27.3	135	27.9	214	44.2	484	765,000	865,149
Newmarket													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	9	29.0	11	35.5	0	0.0	7	22.6	4	12.9	31	480,000	573,590
Year-to-date 2015	1	5.3	0	0.0	0	0.0	12	63.2	6	31.6	19	-	773,543
Year-to-date 2014	34	13.3	52	20.4	43	16.9	108	42.4	18	7.1	255	640,000	624,660
Richmond Hill													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	2,039,444
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	2,730,000	1,408,199
Year-to-date 2015	1	0.5	0	0.0	17	7.7	39	17.7	163	74.1	220	960,000	1,218,090
Year-to-date 2014	0	0.0	0	0.0	1	0.3	54	17.3	257	82.4	312	955,000	1,074,931
Vaughan													
September 2015	0	0.0	0	0.0	1	2.2	17	37.0	28	60.9	46	850,000	995,662
September 2014	4	2.8	5	3.5	58	40.3	27	18.8	50	34.7	144	670,000	897,752
Year-to-date 2015	1	0.2	4	0.8	42	8.3	39	7.7	422	83.1	508	1,017,500	1,134,065
Year-to-date 2014	4	0.8	8	1.5	131	24.8	82	15.5	303	57.4	528	865,000	904,952
Whitchurch-Stouffville													
September 2015	0	0.0	0	0.0	5	35.7	2	14.3	7	50.0	14	757,500	1,148,619
September 2014	0	0.0	1	7.7	0	0.0	3	23.1	9	69.2	13	865,000	1,311,275
Year-to-date 2015	1	0.8	21	16.0	49	37.4	39	29.8	21	16.0	131	627,500	763,002
Year-to-date 2014	1	0.8	3	2.5	19	15.7	33	27.3	65	53.7	121	750,000	882,107

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
September 2015	0	0.0	7	12.7	9	16.4	10	18.2	29	52.7	55	820,000	892,082
September 2014	12	4.1	113	38.4	102	34.7	36	12.2	31	10.5	294	570,000	628,231
Year-to-date 2015	170	11.6	344	23.5	392	26.8	325	22.2	232	15.9	1,463	600,000	667,259
Year-to-date 2014	293	12.0	628	25.8	733	30.1	506	20.8	277	11.4	2,437	595,000	631,261
Brampton													
September 2015	0	0.0	7	22.6	9	29.0	9	29.0	6	19.4	31	650,000	720,722
September 2014	12	4.7	109	42.2	95	36.8	32	12.4	10	3.9	258	565,000	583,017
Year-to-date 2015	170	14.4	326	27.6	337	28.5	253	21.4	95	8.0	1,181	580,000	599,807
Year-to-date 2014	279	14.2	566	28.9	621	31.7	377	19.2	117	6.0	1,960	580,000	592,660
Caledon													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	0.0	4	26.7	7	46.7	4	26.7	0	0.0	15	1,120,000	590,107
Year-to-date 2015	0	0.0	18	11.4	55	34.8	70	44.3	15	9.5	158	650,000	665,701
Year-to-date 2014	14	4.7	62	20.7	112	37.5	76	25.4	35	11.7	299	605,000	642,870
Mississauga													
September 2015	0	0.0	0	0.0	0	0.0	1	4.2	23	95.8	24	950,000	1,113,421
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	1,250,000	1,210,952
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	1.6	122	98.4	124	1,250,000	1,311,677
Year-to-date 2014	0	0.0	0	0.0	0	0.0	53	29.8	125	70.2	178	950,000	1,039,090
Halton Region													
September 2015	0	0.0	1	1.4	8	11.6	18	26.1	42	60.9	69	1,300,000	1,782,606
September 2014	0	0.0	47	49.0	21	21.9	14	14.6	14	14.6	96	547,500	612,829
Year-to-date 2015	4	0.5	256	34.0	102	13.5	83	11.0	309	41.0	754	610,000	969,296
Year-to-date 2014	2	0.2	164	19.4	167	19.7	286	33.8	228	26.9	847	695,000	843,129
Burlington													
September 2015	0	0.0	0	0.0	6	20.0	7	23.3	17	56.7	30	-	-
September 2014	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2015	0	0.0	0	0.0	11	13.8	20	25.0	49	61.3	80	-	1,499,230
Year-to-date 2014	2	3.1	0	0.0	23	35.9	15	23.4	24	37.5	64	717,500	1,445,311
Halton Hills													
September 2015	0	0.0	0	0.0	1	6.3	10	62.5	5	31.3	16	1,500,000	788,156
September 2014	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	-	755,920
Year-to-date 2015	0	0.0	1	1.8	7	12.3	24	42.1	25	43.9	57	750,000	865,507
Year-to-date 2014	0	0.0	18	10.4	61	35.3	77	44.5	17	9.8	173	650,000	680,104
Milton													
September 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
September 2014	0	0.0	47	72.3	18	27.7	0	0.0	0	0.0	65	1,060,000	534,842
Year-to-date 2015	0	0.0	255	70.8	83	23.1	5	1.4	17	4.7	360	520,000	575,175
Year-to-date 2014	0	0.0	144	59.8	71	29.5	14	5.8	12	5.0	241	535,000	569,026
Oakville													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	2,500,000	2,578,166
September 2014	0	0.0	0	0.0	2	8.7	10	43.5	11	47.8	23	770,000	802,119
Year-to-date 2015	4	1.6	0	0.0	1	0.4	34	13.2	218	84.8	257	1,085,000	1,481,332
Year-to-date 2014	0	0.0	2	0.5	12	3.3	180	48.8	175	47.4	369	770,000	1,023,962

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
September 2015	28	23.5	38	31.9	29	24.4	19	16.0	5	4.2	119	540,000	535,030
September 2014	48	44.4	29	26.9	9	8.3	18	16.7	4	3.7	108	465,000	502,181
Year-to-date 2015	400	36.3	322	29.2	215	19.5	120	10.9	45	4.1	1,102	500,000	516,059
Year-to-date 2014	401	39.7	218	21.6	187	18.5	158	15.7	45	4.5	1,009	485,000	519,695
Ajax													
September 2015	1	3.3	7	23.3	12	40.0	10	33.3	0	0.0	30	625,000	610,477
September 2014	6	18.8	5	15.6	8	25.0	13	40.6	0	0.0	32	620,000	595,428
Year-to-date 2015	86	27.7	83	26.7	63	20.3	73	23.5	6	1.9	311	540,000	549,554
Year-to-date 2014	15	5.4	66	23.6	98	35.0	99	35.4	2	0.7	280	610,000	608,563
Brock													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
September 2015	7	43.8	6	37.5	1	6.3	2	12.5	0	0.0	16	-	490,273
September 2014	18	62.1	8	27.6	0	0.0	0	0.0	3	10.3	29	-	462,145
Year-to-date 2015	185	62.5	62	20.9	32	10.8	14	4.7	3	1.0	296	400,000	442,555
Year-to-date 2014	192	73.8	36	13.8	14	5.4	12	4.6	6	2.3	260	380,000	417,302
Oshawa													
September 2015	14	31.1	20	44.4	9	20.0	2	4.4	0	0.0	45	490,000	491,842
September 2014	22	62.9	10	28.6	1	2.9	1	2.9	1	2.9	35	440,000	446,775
Year-to-date 2015	98	36.3	105	38.9	59	21.9	7	2.6	1	0.4	270	490,000	488,839
Year-to-date 2014	161	63.1	63	24.7	19	7.5	10	3.9	2	0.8	255	425,000	442,783
Pickering													
September 2015	0	0.0	1	10.0	5	50.0	2	20.0	2	20.0	10	1,210,000	669,460
September 2014	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
Year-to-date 2015	5	5.3	24	25.3	33	34.7	10	10.5	23	24.2	95	560,000	643,392
Year-to-date 2014	0	0.0	5	8.6	23	39.7	18	31.0	12	20.7	58	595,000	705,685
Scugog													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
September 2015	6	66.7	3	33.3	0	0.0	0	0.0	0	0.0	9	-	429,689
September 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	15	75.0	4	20.0	1	5.0	0	0.0	0	0.0	20	-	429,689
Year-to-date 2014	5	16.7	11	36.7	6	20.0	5	16.7	3	10.0	30	497,500	573,031
Whitby													
September 2015	0	0.0	1	11.1	2	22.2	3	33.3	3	33.3	9	-	-
September 2014	1	12.5	6	75.0	0	0.0	1	12.5	0	0.0	8	-	516,730
Year-to-date 2015	11	10.0	44	40.0	27	24.5	16	14.5	12	10.9	110	540,000	585,287
Year-to-date 2014	28	22.2	37	29.4	27	21.4	14	11.1	20	15.9	126	570,000	602,676

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
September 2015	4	6.8	31	52.5	21	35.6	3	5.1	0	0.0	59	515,000	534,281
September 2014	76	91.6	5	6.0	1	1.2	0	0.0	1	1.2	83	355,000	384,086
Year-to-date 2015	229	41.0	178	31.9	103	18.5	39	7.0	9	1.6	558	470,000	497,309
Year-to-date 2014	374	73.0	82	16.0	4	0.8	15	2.9	37	7.2	512	395,000	456,081
Bradford West Gwillimbury													
September 2015	2	4.4	20	44.4	21	46.7	2	4.4	0	0.0	45	555,000	541,923
September 2014	37	97.4	0	0.0	0	0.0	0	0.0	1	2.6	38	395,000	394,988
Year-to-date 2015	46	22.7	95	46.8	49	24.1	7	3.4	6	3.0	203	485,000	525,388
Year-to-date 2014	151	65.7	37	16.1	1	0.4	6	2.6	35	15.2	230	425,000	523,578
Town of Mono													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	5	7.2	3	4.3	36	52.2	24	34.8	1	1.4	69	650,000	651,822
Year-to-date 2014	9	40.9	8	36.4	0	0.0	3	13.6	2	9.1	22	-	516,521
New Tecumseth													
September 2015	2	20.0	7	70.0	0	0.0	1	10.0	0	0.0	10	490,000	499,890
September 2014	33	94.3	1	2.9	1	2.9	0	0.0	0	0.0	35	355,000	356,490
Year-to-date 2015	148	61.4	68	28.2	18	7.5	5	2.1	2	0.8	241	425,000	444,939
Year-to-date 2014	182	84.3	26	12.0	3	1.4	5	2.3	0	0.0	216	370,000	387,268
Orangeville													
September 2015	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
September 2014	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0	8	-	453,036
Year-to-date 2015	30	66.7	12	26.7	0	0.0	3	6.7	0	0.0	45	-	418,217
Year-to-date 2014	32	72.7	11	25.0	0	0.0	1	2.3	0	0.0	44	415,000	430,065
Toronto CMA													
September 2015	21	4.2	58	11.6	59	11.8	107	21.3	257	51.2	502	820,000	1,167,831
September 2014	132	14.2	190	20.5	214	23.1	141	15.2	251	27.0	928	615,000	837,906
Year-to-date 2015	617	11.0	962	17.2	891	15.9	924	16.5	2,199	39.3	5,593	690,000	915,499
Year-to-date 2014	827	12.0	1,039	15.0	1,371	19.8	1,436	20.8	2,241	32.4	6,914	670,000	821,481
Oshawa CMA													
September 2015	21	30.0	27	38.6	12	17.1	7	10.0	3	4.3	70	497,500	529,813
September 2014	41	56.9	24	33.3	1	1.4	2	2.8	4	5.6	72	440,000	460,738
Year-to-date 2015	294	43.5	211	31.2	118	17.5	37	5.5	16	2.4	676	477,500	487,054
Year-to-date 2014	381	59.4	136	21.2	60	9.4	36	5.6	28	4.4	641	420,000	463,877
Greater Toronto Area													
September 2015	38	7.0	54	9.9	56	10.3	118	21.7	277	51.0	543	850,000	1,163,895
September 2014	97	10.5	209	22.7	215	23.4	143	15.5	256	27.8	920	625,000	851,080
Year-to-date 2015	682	11.8	995	17.2	917	15.8	942	16.3	2,255	38.9	5,791	685,000	912,221
Year-to-date 2014	836	11.8	1,093	15.4	1,450	20.4	1,472	20.7	2,256	31.7	7,107	670,000	820,081

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2015						
Submarket	Sept 2015	Sept 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	1,966,584	1,994,144	-1.4	1,963,531	1,691,673	16.1
Toronto	--	--	n/a	--	--	n/a
East York	--	--	n/a	--	--	n/a
Etobicoke	--	--	n/a	--	892,413	n/a
North York	--	1,872,000	n/a	2,365,750	1,918,797	23.3
Scarborough	--	--	n/a	749,667	731,790	2.4
York	--	--	n/a	--	--	n/a
York Region	983,313	914,973	7.5	984,125	872,401	12.8
Aurora	749,115	888,428	-15.7	877,112	736,243	19.1
East Gwillimbury	557,490	--	n/a	567,310	481,928	17.7
Georgina Township	--	350,573	n/a	462,767	470,587	-1.7
King Township	1,103,613	1,934,719	-43.0	1,215,128	1,092,175	11.3
Markham	1,107,092	828,420	33.6	917,216	865,149	6.0
Newmarket	--	573,590	n/a	773,543	624,660	23.8
Richmond Hill	--	1,408,199	n/a	1,218,090	1,074,931	13.3
Vaughan	995,662	897,752	10.9	1,134,065	904,952	25.3
Whitchurch-Stouffville	1,148,619	1,311,275	-12.4	763,002	882,107	-13.5
Peel Region	892,082	628,231	42.0	667,259	631,261	5.7
Brampton	720,722	583,017	23.6	599,807	592,660	1.2
Caledon	--	590,107	n/a	665,701	642,870	3.6
Mississauga	1,113,421	1,210,952	-8.1	1,311,677	1,039,090	26.2
Halton Region	1,782,606	612,829	190.9	969,296	843,129	15.0
Burlington	--	--	n/a	1,499,230	1,445,311	3.7
Halton Hills	788,156	--	n/a	865,507	680,104	27.3
Milton	--	534,842	n/a	575,175	569,026	1.1
Oakville	2,578,166	802,119	**	1,481,332	1,023,962	44.7
Durham Region	535,030	502,181	6.5	516,059	519,695	-0.7
Ajax	610,477	595,428	2.5	549,554	608,563	-9.7
Brock	--	--	n/a	--	--	n/a
Clarington	490,273	462,145	6.1	442,555	417,302	6.1
Oshawa	491,842	446,775	10.1	488,839	442,783	10.4
Pickering	669,460	--	n/a	643,392	705,685	-8.8
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	573,031	n/a
Whitby	--	--	n/a	585,287	602,676	-2.9
Remainder of Toronto CMA	534,281	384,086	39.1	497,309	456,081	9.0
Bradford West Gwillimbury	541,923	394,988	37.2	525,388	523,578	0.3
Town of Mono	--	--	n/a	651,822	--	n/a
New Tecumseth	499,890	356,490	40.2	444,939	387,268	14.9
Orangeville	--	--	n/a	418,217	430,065	-2.8
Toronto CMA	1,167,831	837,906	39.4	915,499	821,481	11.4
Oshawa CMA	529,813	460,738	15.0	487,054	463,877	5.0
Greater Toronto Area (GTA)	1,163,895	851,080	36.8	912,221	820,081	11.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
September 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	4,135	-5.5	7,078	8,822	11,832	59.8	526,528	9.1	549,150
	February	5,731	-0.5	7,121	10,897	12,860	55.4	553,193	8.3	548,004
	March	8,081	4.1	7,177	14,829	12,707	56.5	557,684	7.3	549,147
	April	9,706	-1.1	7,529	17,351	13,424	56.1	577,898	9.8	554,876
	May	11,079	8.8	8,071	18,931	13,422	60.1	585,204	7.9	558,494
	June	10,180	12.3	8,076	16,735	13,518	59.7	568,953	7.1	557,247
	July	9,198	7.7	8,059	15,187	13,658	59.0	550,700	7.3	562,698
	August	7,600	0.4	8,187	11,733	13,173	62.1	546,303	8.6	569,484
	September	8,051	8.6	8,190	15,692	13,093	62.6	573,676	7.5	574,023
	October	8,552	6.9	8,176	13,476	13,357	61.2	587,505	9.0	580,138
	November	6,519	2.0	7,953	8,789	12,809	62.1	577,936	7.2	578,862
	December	4,446	9.0	7,659	4,448	13,036	58.8	556,602	7.0	580,059
2015	January	4,355	5.3	7,644	9,596	12,923	59.2	552,575	4.9	575,008
	February	6,338	10.6	7,984	10,503	12,665	63.0	596,163	7.8	590,825
	March	8,940	10.6	8,192	15,531	13,446	60.9	613,933	10.1	602,736
	April	11,303	16.5	8,479	18,117	13,373	63.4	635,932	10.0	609,322
	May	11,706	5.7	8,714	18,697	13,450	64.8	649,599	11.0	617,534
	June	11,992	17.8	8,805	17,746	13,481	65.3	639,184	12.3	623,833
	July	9,880	7.4	8,714	14,699	13,404	65.0	609,236	10.6	622,935
	August	7,998	5.2	8,582	12,628	13,673	62.8	602,607	10.3	627,627
	September	8,200	1.9	8,285	16,077	13,492	61.4	627,395	9.4	627,502
	October									
	November									
	December									
	Q3 2014	24,849	5.6		42,612			556,799	7.8	
	Q3 2015	26,078	4.9		43,404			612,913	10.1	
	YTD 2014	73,761	4.7		130,177			563,639	8.1	
	YTD 2015	80,712	9.4		133,594			620,903	10.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
September 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	459	-5.9	782	791	960	81.4	392,353	18.4	398,316
	February	593	-17.2	702	1,002	1,129	62.2	370,120	6.2	369,605
	March	900	0.1	787	1,488	1,228	64.1	376,923	8.7	375,385
	April	1,090	-4.8	822	1,631	1,226	67.1	386,589	9.4	378,326
	May	1,268	13.0	933	1,738	1,261	74.0	387,382	9.1	379,513
	June	1,109	7.9	888	1,554	1,291	68.8	393,461	9.7	383,842
	July	1,063	12.1	924	1,479	1,386	66.7	393,111	9.5	387,340
	August	868	-3.1	858	1,142	1,176	73.0	386,036	8.1	386,957
	September	930	15.7	948	1,382	1,249	75.9	397,776	13.1	403,912
	October	929	6.8	920	1,194	1,240	74.2	390,725	8.5	394,175
	November	690	1.6	830	840	1,167	71.2	398,712	8.3	400,959
	December	444	4.7	865	412	1,204	71.9	384,405	7.7	401,546
2015	January	487	6.1	839	818	996	84.3	409,814	4.5	416,064
	February	699	17.9	830	1,028	1,175	70.6	420,532	13.6	419,251
	March	1,043	15.9	924	1,427	1,189	77.7	428,876	13.8	426,457
	April	1,250	14.7	936	1,692	1,261	74.3	437,473	13.2	428,681
	May	1,259	-0.7	924	1,734	1,253	73.7	445,611	15.0	436,450
	June	1,416	27.7	1,137	1,693	1,405	80.9	451,400	14.7	440,388
	July	1,120	5.4	965	1,412	1,312	73.6	448,585	14.1	442,236
	August	940	8.3	925	1,262	1,299	71.2	443,912	15.0	444,669
	September	925	-0.5	942	1,417	1,282	73.5	435,075	9.4	442,621
	October									
	November									
	December									
	Q3 2014	2,861	8.0		4,003			392,481	10.2	
	Q3 2015	2,985	4.3		4,091			442,927	12.9	
	YTD 2014	8,280	2.9		12,207			387,756	9.9	
	YTD 2015	9,139	10.4		12,483			438,783	13.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
September 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	3,101	8.3	67.9	918
	February	595	3.14	5.24	121.0	125.0	3,107	8.3	67.9	917
	March	581	3.14	4.99	121.0	125.5	3,112	7.9	67.7	914
	April	570	3.14	4.79	121.8	126.4	3,125	7.8	67.8	908
	May	570	3.14	4.79	121.8	127.0	3,117	7.7	67.5	907
	June	570	3.14	4.79	122.2	127.4	3,099	7.9	67.1	909
	July	570	3.14	4.79	122.1	126.9	3,077	8.2	66.8	912
	August	570	3.14	4.79	122.5	126.9	3,065	8.3	66.5	916
	September	570	3.14	4.79	122.9	127.2	3,063	8.3	66.3	925
	October	570	3.14	4.79	123.0	127.4	3,070	8.1	66.3	936
	November	570	3.14	4.79	123.1	126.9	3,074	8.0	66.2	947
	December	570	3.14	4.79	123.4	126.2	3,073	8.0	66.1	947
2015	January	570	3.14	4.79	123.3	126.3	3,071	7.8	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,079	7.6	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,098	7.3	65.9	942
	April	561	2.89	4.64	124.5	127.7	3,115	7.3	66.1	944
	May	561	2.89	4.64	125.1	128.5	3,141	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,168	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,199	6.6	67.1	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.7	67.4	982
	September	561	2.89	4.64		129.0	3,216	6.9	67.5	989
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
September 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	192.5	7.8	66.7	953
	February	595	3.14	5.24	121.0	125.0	192.9	7.9	66.8	957
	March	581	3.14	4.99	121.0	125.5	194.1	7.7	67.0	956
	April	570	3.14	4.79	121.8	126.4	197.1	7.4	67.7	954
	May	570	3.14	4.79	121.8	127.0	198.6	7.4	68.1	953
	June	570	3.14	4.79	122.2	127.4	200.3	6.7	68.1	957
	July	570	3.14	4.79	122.1	126.9	201.8	7.0	68.7	954
	August	570	3.14	4.79	122.5	126.9	202.4	7.2	68.9	949
	September	570	3.14	4.79	122.9	127.2	203.4	7.6	69.4	946
	October	570	3.14	4.79	123.0	127.4	204.1	7.4	69.4	940
	November	570	3.14	4.79	123.1	126.9	206.2	6.9	69.7	943
	December	570	3.14	4.79	123.4	126.2	207.0	6.9	69.8	945
2015	January	570	3.14	4.79	123.3	126.3	207.3	6.8	69.8	960
	February	567	2.89	4.74	123.7	127.2	205.9	7.0	69.3	979
	March	567	2.89	4.74	124.2	127.9	203.3	7.5	68.8	1,007
	April	561	2.89	4.64	124.5	127.7	200.3	7.9	67.9	1,027
	May	561	2.89	4.64	125.1	128.5	198.0	7.9	67.1	1,025
	June	561	2.89	4.64	125.9	128.8	195.0	7.5	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.7	7.4	63.8	989
	August	561	2.89	4.64	127.1	128.7	186.9	7.7	62.9	973
	September	561	2.89	4.64		129.0	185.9	8.2	62.8	984
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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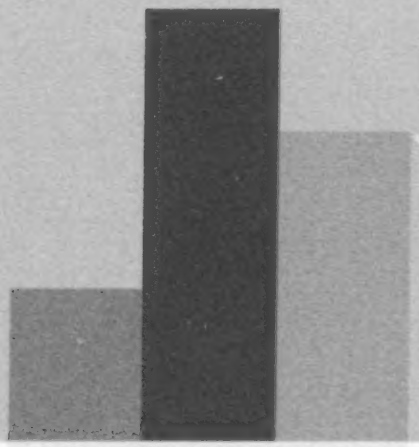

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